THE COUNTY OF LAMONT NO. 30

Land Brief

General Assessment

1980 for 1981

Approved by:

R. Les Robinson
Appointed Assessor for
The County of Lamont No. 30

Morley A. McEachren
Regional Assessment Manager
Edmonton North East Region

Prepared by:

Lorne L. Lee, A.M.A.A., C.R.A.

in the Province of Alberta
in the Dominion of Canada

May 1981

typed by: R. D. Gray, Secretary
M. G. Foster, Secretary

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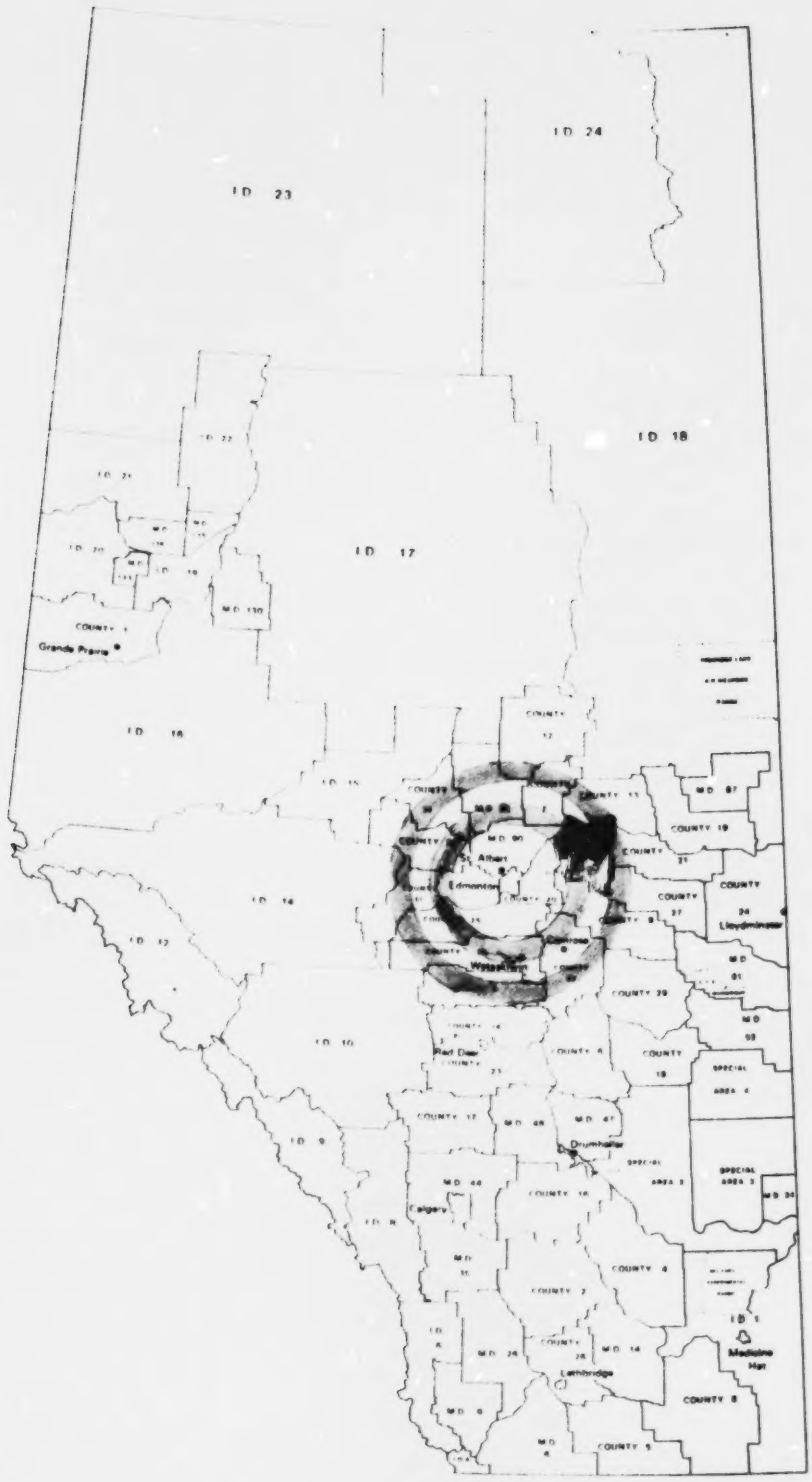
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Edmonton
Wetaskiwin
Red Deer
Drumheller
Calgary
Lethbridge
Medicine Hat
Lloydminster

SUMMARY SALIENT FACTS AND CONCLUSIONS

Acreage Assessed Values - ZONE 1

- Up to ½ Acre @ $10,400. per Acre
- ½ Acre to 1 Acre @ Base $10,400. First ½ Acre per Acre
  Extension $2,600. Second ½ Acre per Acre
- 1 Acre to 3 Acres @ Base $6,500. First Acre per Acre
  Extension $2,110. per Acre over First Acre

ZONE 2

- Up to ½ Acre @ $7,150. per Acre
- ½ Acre to 1 Acre @ Base $7,150. First ½ Acre per Acre
  Extension $1,820. Second ½ Acre per Acre
- 1 Acre to 3 Acres @ Base $4,490. First Acre per Acre
  Extension $1,460. per Acre over First Acre

ZONE 3

- Up to ½ Acre @ $5,200. per Acre
- ½ Acre to 1 Acre @ Base $5,200. First ½ Acre per Acre
  Extension $1,300. Second ½ Acre per Acre
- 1 Acre to 3 Acres @ Base $3,250. First Acre per Acre
  Extension $1,060. per Acre over First Acre

Highway Increment

- Up to ½ mile on either side of highway 38, 45 and 855
  + 5%

- Up to ½ mile on either side of highway 15, 16
  + 10%

- Up to 1 mile on either side of highway 15, 16
  + 5%

View Increment

- +10% river view

Acreages Surrounding Towns

- For appropriate Adjustments refer to % Increase Maps for each Town.

Hamlet Value

- For appropriate Lot Values refer to Land Brief.

ED WACKO COMMENTS:
A.A.C.I. FOR COUNTY
895-7568 HOME 427-3133 BUSINESS

- $250. - $300. per lot WHITFORD
- $500. per lot WOSTOK
- $1,500. per lot at Star. He says some lots sold for this price but he feels this is high even at todays prices.
- ST. MICHAEL is the best hamlet and has water.
- Larger lots than average sell for 10% to 20% higher.
- One lot is practically worthless by itself as you require a larger area for a septic field system.
- Values decrease drastically as you proceed east in the County.

AVERAGE RESIDENTIAL LOT VALUES
MARCH 1981

BRUDERHEIM	-	$20,000.	to	$22,000.
LAMONT	-	$14,000.	to	$16,000.
CHIPMAN	-	$ 6,000.	to	$ 6,500.
MUNDARE	-	$ 9,000.	to	$11,000.
ANDREW	-	$ 6,000.		

DEVELOPMENT APPROACH TO VALUE

Based on a piece of property currently approved for 20-3 acre parcels and presently listed February 1981 for $119,500.00.

SUBJECT DATA - E½ of N.E. 12-55-20-4

- owned by H. M. Stach.
- 26 miles north east of Edmonton.
- from Bruderheim corner on Highway No. 15 - 2 miles south - 3½ miles east (south side of road).
- 2 miles of gravel roads from pavement.
- topography: gently undulating.
- trees: some clear, some treed, 50%-50%.
- services: gas pipeline south boundary.
- power: at property line.
- sloughs and water areas very few.
- access is good.
- 2 miles from Lamont.
- neighbouring properties are farms.
- subject appears well suited for Country Residential subdivision.

Subject currently listed at $119,500.00.

Adjustments:

Appears to be listed high, reduction of 15% deemed appropriate. (-15%)

Adjustments required to determine value as of 1979, 15% deemed appropriate. (-15%)

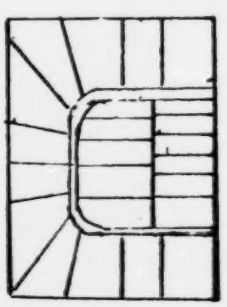
Equals -30%

Equals -$35,850.00

Estimated market value in 1979 $83,650.00 ÷ 20 lots = $4,183.00 per lot raw land cost.

Equals $4,200.00 rounded.

Estimated Design and Roads of Subdivision



Estimate 3500 L.F. of roads.
÷ 20 lots = 175 L.F. per lot.

Estimated Design and Roads of Subdivision (Cont'd)

Costs used in the development approach have been obtained from actual contractors, local officials of the County, and cost's breakdown's used and obtained from the County of Strathcona.

COUNTY OF LAMONT NO. 30
COUNTRY RESIDENTIAL SUBDIVISION
DEVELOPMENT COST PER LOT AVERAGE

	Cost Per Lot
Raw Land	$ 4,200.00
Gas (1979 Est. based on 1980 Actual)	1,900.00
Power	500.00
MONIES PAYABLE TO COUNTY	
Road Upgrading (not definite say)	100.00
Seeding Ditches	50.00
OFF Site Costs	300.00
Administrative Costs	100.00
Engineering Cost (not available say)	20.00
Road (Internal) 175 L.F. @ $11 L.F.	1,925.00
Approach (Including Culverts)	500.00
Survey, Engineering, Inspection, etc.	500.00
Legal Fees	250.00
Financing - 1 year	1,000.00
Registration of plans, searches, titles	50.00
SUB TOTAL	$11,395.00
Overhead and profit estimated at 25%	2,850.00
Real Estate Commissions (5% to 7%)	1,070.00
Estimated Market Value	$15,315.00
ROUNDED TO:	$15,500.00

COUNTY OF STRATHCONA From Elmer Nees. 1978

COUNTRY RESIDENTIAL SUBDIVISIONS

COST PER LOT - BASED ON COST OF $25,000±
DEVELOPMENT, INCLUDING SERVICES ON RESIDENTIAL SUBDIVISION

(COSTS ARE APPROXIMATE AND SUBJECT TO CHANGE)

±2100 cost per lot
$2400 cost per lot 1981

GAS	~~800.00~~ per lot
POWER	400.00 per lot
MONIES PAYABLE TO COUNTY -	
Gravel	400.00 per lot
Seeding	50.00 per lot
Subdivision Fees	200.00 per lot
Administration Fees	50.00 per lot
Engineering Costs	20.00 per lot
ROAD - 300 ft. front @ $10/ft.	3,000.00
APPROACH	500.00
SURVEY, ETC. Eng. inspection	500.00
REAL ESTATE	1,750.00
LEGAL FEES	250.00
FINANCING - 1 year	1,000.00
REGISTRATION OF PLANS Searches, titles	50.00
	$8,850.00

NE 23-53-21-W4 Parkview Ridge Estates

The following are subdivisions costs for the above named subdivision as reported by B.C. Oliver, accountant, and part owner:

Original cost of land (May, 1974)		$100,000
Drill well	-	2,377.50
Plan & survey	-	10,145.50
Office supplies	-	3.85
Legal fees	-	1,512.75
Property tax (4 years)	-	1,040.20
Roads, culverts & seeding	-	54,265.84
Gas line	-	20,400.00
Power line	-	12,210.00
Subdivision fees	-	18,016.64
Interest and bank fees	-	7,845.14
Accounting fees	-	850.00
Advertising	-	4,102.80
TOTAL (land excluded)		$132,770.22

27/VI/78

COUNTY OF STRATHCONA NO. 20

S C H E D U L E " D "

NAME: KEDING SUBDIVISION

DEVELOPER: MRS. F. KEDING

LOCATION: S.E. ¼ SEC. 10-Twp. 51-Rge. 21-W4M

PAYMENTS BY DEVELOPER TO COUNTY

ITEM	DESCRIPTION	AMOUNT
1.	Payment to cover off-site costs 28 parcels @ $200.00 per parcel	$ 5,600.00
2.	Payment to cover gravelling and light hard surfacing 1,778 lineal metres @ $9.00 per lineal metre	16,002.00
3.	Payment to cover seeding of roadsides 1,778 lineal metres @ $1.50 per lineal metre	$ 2,667.00
4.	Payment to offset administrative and planning costs 28 parcels @ $100.00 per parcel	$ 2,800.00
5.	Payment for County's Engineer fees	$ TO BE
6.	Payment of 1979 Tax Levy	$ DETERMINED LATER
	TOTAL AMOUNT	$

June, 1979

KEDING SUBDIVISION

OF

COUNTY/MXDX STRATHCONA NO. 20

S.E.¼ Sec. 10 Tp. 51 Rg. 21 W4M.

File No.: 76-5074

March 28, 1979

COST ESTIMATE

METHOD NO. 1

a) Common Excavation	=	37,100	cu. yds.	@ $ 1.20	= $	44,520.00
b) Top Soil Stripping	=	8,500	cu. yds.	@ $ 1.00	= $	8,500.00
c) Entrances cut or fill	=	2,900	cu. yds.	@ $ 2.50	= $	7,250.00
d) Gravelling	=	843	cu. yds.	@ $ 8.50	= $	7,165.50
e) Culverts, entreline	=					
24" X 378 ' C.M.P.				@ $ 16.00	= $	6,048.00
30" X --- ' C.M.P.				@ $ 18.00	= $	---
36" X --- ' C.M.P.				@ $ 20.00	= $	---
f) Entrance Culverts	=					
15" X 938 ' C.M.P.				@ $ 10.00	= $	9,380.00
18" X --- ' C.M.P.				@ $ 12.00	= $	---
g) Rip-Rap (Rocks)	=	42	cu. yds.	@ $ 50.00	= $	2,100.00
h) Ditch Checks (Rocks)	=	--	cu. yds.	@ $ 50.00	= $	---
i) Brushing	=	13	acres	@ $800.00	= $	10,400.00
j) Removal of Entrance	=	1	only	@ $500.00	= $	500.00

TOTAL = $ 95,863.50

METHOD NO. 2

a) Length of Road	=	5,832	Lin. ft.	@ $ 10.50	= $	61,236.00
b) Lot entrances	=	29	only	@ $600.00	= $	17,400.00
c) Rip-Rap or Ditch Checks	=	42	cu. yds.	@ $ 50.00	= $	2,100.00
d) Brushing	=	13	acres	@ $800.00	= $	10,400.00
e) Removal of Entrances	=	1	only	@ $500.00	= $	500.00

TOTAL = $ 91,636.00

Total of Two Methods =	$ 187,499.50
Mean =	$ 93,749.75
50% of Mean	$ 46,874.88
say	$ 46,900.00
*125% of(Mean + Eng. cost)	$ 125,937.19
say	$ 126,100.00

*Eng. Cost = $7,000.00

NE11-53-22-W4

1978

COSTING OF IMPROVEMENTS OF CLASS B RESIDENTIAL SUBDIVISION IN Tussy Brae

COUNTY OF STRATHCONA

CENTURY 21.

The following costs are approximate costs involed and the result of this Companys experiences in 1977 in this area and do not necessarily reflect actual costs in the market place today.

Rood construction costs:

(a) on a yardage basis plus culverts and installation $1.80 per yard plus $350.00 per parcel.

ie. 20,500 yards @ $1.80 = $36,900.00
35 approaches @ $350.00 = $12,250.00
$49,150.00

(b) On lineal ft. basis includes culverts
ie. 5,900 ft. of road X 9.00 per ft. = 53,100.00
variables of course are amount of brushing,extrordinary cuts and fills,extrordinary amount of large diameter drainage culverts etc.

Utilities:

Power - overhead distrubution system approximate 500.00 per parcel.

Gas - underground maintenace distrubution system through Subdivision 900.00 per parcel.

Telephone: No charge

County "off site charges" approximate 850.00 per parcel.

Engineering - Planning & Surveying costs, including all road work, prelimanary Subdivision application work ie. water wells, testing, perk tests, etc.

500.00 - 800.00 per parcel ie. 35 parcels 21,000.00 - 28,000.00

Other costs incurred by Developer:

Legal - 5,000.00 - 10,000.00 depending on complexity - including all registration fees etc.

Interest costs or carrying charges - may vary from 10,000.00 - 85,000.00 depends on bureaucracy marketing length etc.

Real estate fees 50,000.00 - 100,000.00 (5% - 7%) of Sale price.

Misc. signage, moving gas lines, brushing, grass seeding & Mowing, etc. $5,000.00 - 20,000.00

Listing Jan 1981

LAMONT — LAMONT — 3½

STACEY, E + W — (476-1346)895 - 2175

E½ of NE — 12 — 55 — 20 W 4th

½ miles NE

From Bruderheim corner on Hwy #15 - 2 miles south - 3½ miles east (on south side of road)

CONSIDER TERMS ON BALANCE Appr. 9% for duration

LAND ONLY NIL

60 F. 7/80

19,500.00

35,000.00

30 days

80 ±

approx 90.00 vs 79

80 - I - 31

7/100-3/bal-5

SUBDIVISION APPROVAL GRANTED BY THE COUNTY OF LAMONT FOR 20 3-ACRE PARCELS. GAS PIPE-LINE ON S. BOUNDARY. POWER AT PROPERTY LINE. EXCELLENT BUILDING SITES. ROLLING AND TREED WITH PLENTY OF OPEN AREAS.

Rolling/Treed/Open Areas

2½ miles — All-Weather

PHOTO NOT AVAILABLE

A.E. LePAGE WELTON REAL ESTATE LTD. 4514

SOUTH EAST 9006-75 Street Edm. 10

BOB MOSHANSKY M-179

466 - 1147 436-0879/Page #433

COUNTY OF STRATHCONA SALE'S ANALYSIS
Related to County of Lamont

Sales data for extreme east side of County of Strathcona closest to County of Lamont.

Sales Data (Obtained From Dale Ramey)

LEGAL DESCRIPTION	ACRE SIZE	SALE PRICE	DATE SOLD
NE 31-56-20 (industrial)	46.2	$58,000	Sept. 80
E½ SE 27-56-21 (industrial)	32.98	21,000	Mar. 80

LEGAL DESCRIPTION	PLAN	BLOCK	LOT	ACRE SIZE	SALE PRICE	DATE SOLD
S.W. 33-54-20	7922675		1	20.55	43,000	Dec. 79
			4	22.07	48,000	Nov. 80
			6	20.95	46,000	Nov. 80
N.W. 22-54-21	7920486	1	8	20.01	37,000	July 79
		1	7	20.63	44,000	June 80
		1	6	17.37	47,500	Sept. 80
		1	5	17.47	35,500	April 79
		1	4	22.29	47,000	Sept. 80
S.W. 3-54-21	7521706	1	6	3.34	29,000	Oct. 80
	7820180	4	1	2.99	26,500	Nov. 80
		4	2	5.68	30,000	July 80
		3	3	3.35	26,900	May 80
		3	5	3.3	27,900	Nov. 79
		3	6	3.06	27,900	Dec. 79
		2	10	3.11	27,000	June 79
S.W. 20-55-20				4	30,400	Dec. 79
N.W. 1-53-21	7520369	2	15	2.89	23,000	April 79
S.E. 9-53-21	4908 R.S.	1	19	4.05	32,000	May 79
N.E. 18-53-21	7820317	1	2	3.09	30,000	Aug. 79
N.E. 23-53-21	7720834	2	7	3	28,500	Sept. 79
N.E. 12- S.E. 13-52-21	752-1739		15	3.09	27,900	Mar. 79
			45	3.6	32,000	Sept. 79
			52	3.49	28,000	April 79
			3	4.67	29,500	Mar. 79
S.E. 12-52-21	7921151	1	5	3.14	28,000	Nov. 79
		1	20	4.15	27,200	July 79
		2	27	3.04	29,000	May 79
N.E. 5-51-20	7921529	1		4.3	24,000	Aug. 79
		1	5	4.65	23,750	Nov. 79
		2	2	4.87	24,000	Oct. 79
		3	3	4.79	25,500	Nov. 79
		3	8	3.48	23,500	Nov. 79

It is immediately apparent that the sales data in this County cannot relate with any values in Lamont. The extreme North East corner of Strathcona might relate to Bruderheim but no smaller acreage sales were available to relate that area in

Lamont. The lower part of the County of Strathcona is separated by Elk Island Park and is therefore not comparable.

Even though the sales data cannot be related to the County of Lamont, some adjustments and relationships from the County of Strathcona can be used in the County of Lamont. A large volume of sales and sales data was used in Strathcona to establish their adjustment process and this type of data is felt to relate to Lamont.

DETAILS OF THE COUNTY OF STRATHCONA ASSESSMENT

- Based on the market value for the County of Strathcona February 1978.
- Values for 3A ranged from $19,000 to $29,000.
- Highway increments: minus 10% main highway
  minus 3% secondary

(NOTE*** - These adjustments are made for parcels backing onto main roads with large traffic flow, County of Lamont is reversed because isolated parcels want access to highway).

- Time adjustments proved out at 1% per month.
- Trees: In some cases treed acreages sold for 18% more.

  (Not as dramatic in Lamont).
- Size Modifiers: See attached sheets (**relationship is based on market sales, usable in Lamont to some degree).
- Slough Adjustments: Felt to relate well to Lamont. Proved with County of Strathcona.
- For other adjustments made to acreage parcels see attached pages; these adjustments are also felt to relate well to Lamont.

CONCLUSIONS

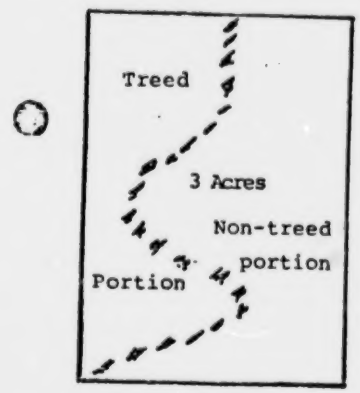
The sales data from the County of Strathcona cannot be related to Lamont, but some of the relationship and adjustments will be extracted and related to the County of Lamont.

3 Ac parcels

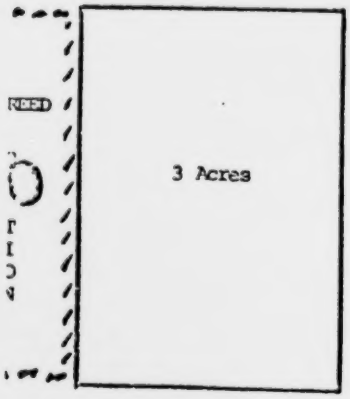
ACREAGE SIZE	EXTRA VALUE (%) AS PARCEL SIZE INCREASES
1.00 - 1.24	.6939
1.25 - 1.49	.7322
1.50 - 1.74	.7704
1.75 - 1.99	.8087
2.00 - 2.24	.8470
2.25 - 2.49	.8853
2.50 - 2.74	.9235
2.75 - 2.99	.9618
3.00 - 3.24	1.0000
3.25 - 3.49	1.0025
3.50 - 3.74	1.0050
3.75 - 3.99	1.0075
4.00 - 4.24	1.0100
4.25 - 4.49	1.0125
4.50 - 4.74	1.0150
4.75 - 4.99	1.0175
5.00 - 5.24	1.0200
5.25 - 5.49	1.0225
5.50 - 5.74	1.025
5.75 - 5.99	1.0335
6.00 - 6.24	1.0420
6.25 - 6.49	1.0505
6.50 - 6.74	1.0590
6.75 - 6.99	1.0670
7.00 - 7.24	1.0750
7.25 - 7.49	1.0835
7.50 - 7.74	1.0920
7.75 - 7.99	1.1005
8.00 - 8.24	1.1090
8.25 - 8.49	1.1170
8.50 - 8.74	1.1250
8.75 - 8.99	1.1335
9.00 - 9.24	1.1420
9.25 - 9.49	1.1505
9.50 - 9.74	1.1590
9.75 - 9.99	1.1670
10.00 -	1.1750

PHYSICAL LOSS IN VALUE (% of 100) FOR PARCELS CONTAING WASTELAND
FEBRUARY, 1978

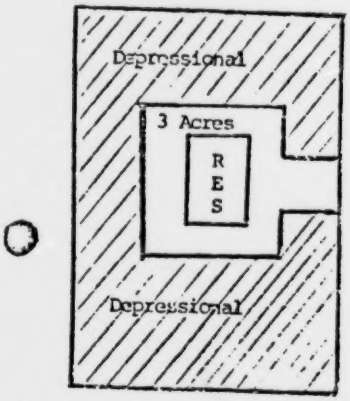
% In Slough	% of Typical Value	% In Slough	% of Typical Value
1	.995	51	.745
2	.990	52	.740
3	.985	53	.735
4	.980	54	.730
5	.975	55	.725
6	.970	56	.720
7	.965	57	.715
8	.960	58	.710
9	.955	59	.705
10	.950	60	.700
11	.945	61	.695
12	.940	62	.690
13	.935	63	.685
14	.930	64	.680
15	.925	65	.675
16	.920	66	.670
17	.915	67	.665
18	.910	68	.660
19	.905	69	.655
20	.900	70	.650
21	.895	71	.645
22	.890	72	.640
23	.885	73	.635
24	.880	74	.630
25	.875	75	.625
26	.870	76	.620
27	.865	77	.615
28	.860	78	.610
29	.855	79	.605
30	.850	80	.600
31	.845	81	.595
32	.840	82	.590
33	.835	83	.585
34	.830	84	.580
35	.825	85	.575
36	.820	86	.570
37	.815	87	.565
38	.810	88	.560
39	.805	89	.555
40	.800	90	.550
41	.795	91	.545
42	.790	92	.540
43	.785	93	.535
44	.780	94	.530
45	.775	95	.525
46	.770	96	.520
47	.765	97	.515
48	.760	98	.510
49	.755	99	.505
50	.750	100	.500



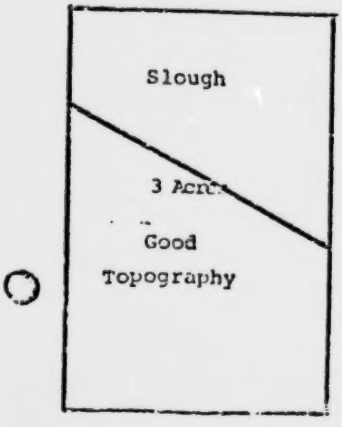
Where trees are situated on the parcel in a manner where they protect the buildings (or building site) from the extreme elements, a tree influence factor (1/2 of the percentage difference for treed parcels in the area) shall be applied.



Where trees are found adjacent to a parcel and, in the assessor's opinion, protect the parcel, a tree influence factor (1/3 of the percentage difference for treed parcels in the area) shall be applied.

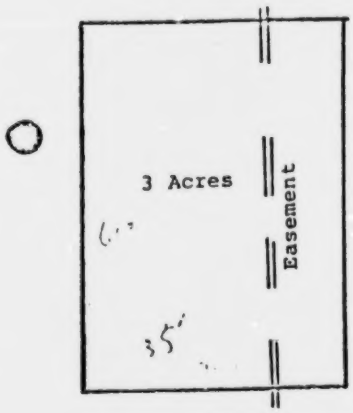


Where a parcel is discovered to be completely depressional, with a building site only, a 15% deduction is allowable.



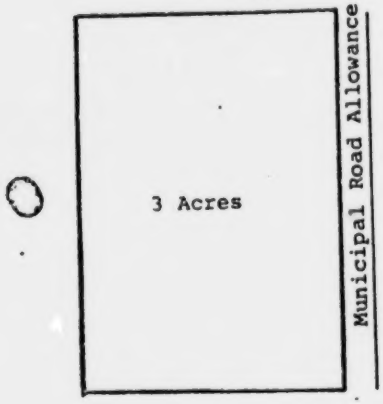
Where a parcel is discovered to be 1/2 slough at the rear, a 15% deduction is allowable.

ACREAGE ADJUSTMENTS



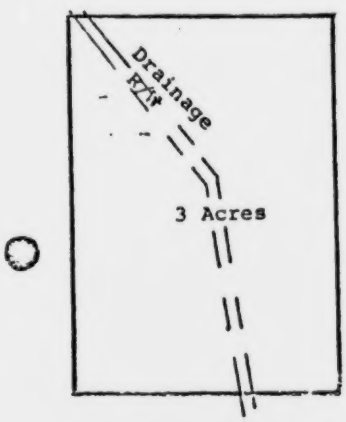
Where a Northwestern Utilities Easement restricts the choice of building site, a deduction of 0 - 10% is allowable

Keira & Melissa Park.
Eastern Alberta
Drive Land
Utilities Easement.
If the utilities easement determines unusable unusual applying factor to surrounding

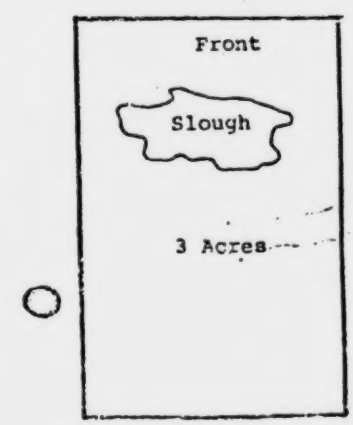


Where an acreage parcel is located adjacent to a traffic artery, a deduction of 0 - 10% is allowable.

10% MAJOR ARTERIES
SEE MAP
Refer to map.

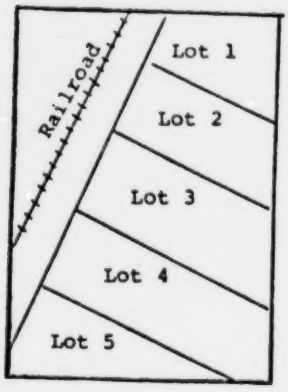


Where a drainage right-of-way severs a parcel in two halves, or affects the selection of building site severely, a deduction of 0 - 10% is allowable

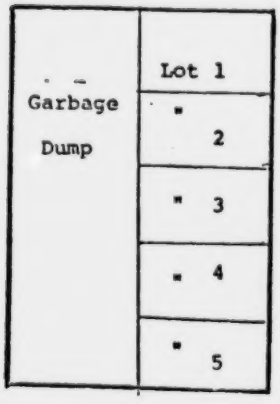


Where a small slough is discovered at the front of a parcel, a deduction of 0 - 10% is allowable

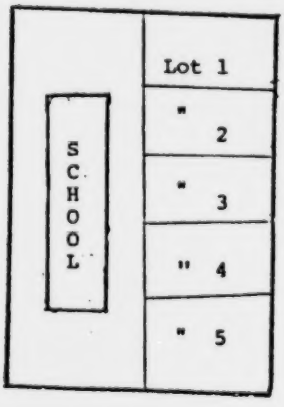
← USUALLY 3%



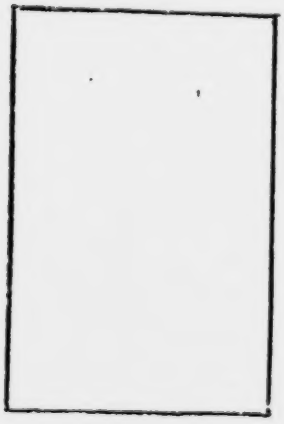
Where a parcel is discovered to lie adjacent to a railroad, a deduction of 5 - 15% is allowable.

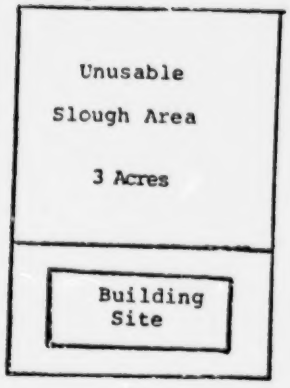


Where a parcel lies adjacent to anything physical which affects the aesthetics of the property (example - garbage dump), a deduction of 0 - 10% is allowable

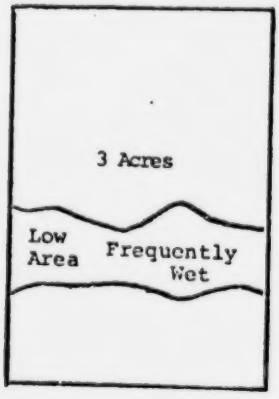


Where, in the assessor's opinion, an adjacent school has affected the enjoyment of a property, a deduction of up to 5% is allowable.



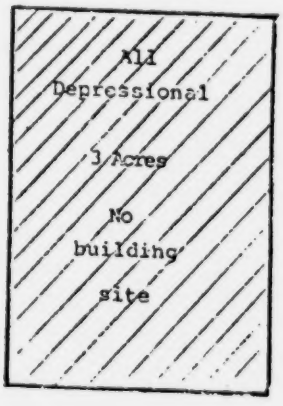


Where a parcel is discovered with 65% unusable slough area, a 20% deduction is allowable.

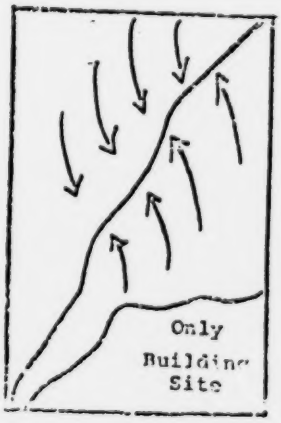


Where a parcel is discovered with a low or frequently wet area along the front, and, in the assessor's opinion, will cost the builder extra money for an approach, a range of 1 - 10% deduction is allowable.

This deduction shall be given according to the severity of cost reflected.



Where a parcel is discovered which is completely depressional and no building site is recognized, a deduction of 30% is allowable.



Where topography seriously affects the selection of building site, or where leveling costs are excessive, a deduction of 10% is allowable.

RELATIONSHIPS - 40 ACRES to 160 ACRES

Acreage	Times 40 Acre Value	Acreage	Times 40 Acre Value	Acreage	Times 40 Acre Value
40	1.00	81	1.428	121	1.845
41	1.011	82	1.438	122	1.856
42	1.021	83	1.449	123	1.866
43	1.032	84	1.459	124	1.876
44	1.042	85	1.470	125	1.887
45	1.053	86	1.480	126	1.897
46	1.063	87	1.491	127	1.908
47	1.073	88	1.501	128	1.918
48	1.084	89	1.511	129	1.929
49	1.094	90	1.522	130	1.939
50	1.105	91	1.532	131	1.949
51	1.115	92	1.543	132	1.960
52	1.126	93	1.553	133	1.970
53	1.136	94	1.564	134	1.981
54	1.146	95	1.574	135	1.991
55	1.157	96	1.584	136	2.002
56	1.167	97	1.595	137	2.012
57	1.178	98	1.605	138	2.022
58	1.188	99	1.616	139	2.033
59	1.199	100	1.626	140	2.043
60	1.209	101	1.637	141	2.054
61	1.219	102	1.647	142	2.064
62	1.230	103	1.657	143	2.075
63	1.240	104	1.668	144	2.085
64	1.251	105	1.678	145	2.095
65	1.261	106	1.689	146	2.106
66	1.272	107	1.699	147	2.116
67	1.282	108	1.710	148	2.127
68	1.292	109	1.720	149	2.137
69	1.303	110	1.730	150	2.148
70	1.313	111	1.741	151	2.158
71	1.324	112	1.751	152	2.168
72	1.334	113	1.762	153	2.179
73	1.345	114	1.770	154	2.189
74	1.355	115	1.783	155	2.200
75	1.365	116	1.793	156	2.210
76	1.376	117	1.803	157	2.221
77	1.386	118	1.814	158	2.231
78	1.397	119	1.824	159	2.241
79	1.407	120	1.835	160	2.250
80	1.418				

TOTAL VALUE PERCENTAGE RELATIONSHIPS BETWEEN PARCELS 1 - 40 ACRES DERIVED FROM HISTORICAL MARKET DATA (1973-1974)

LOT	BLOCK	PLAN	SECTION	DATE OF SALE	SALE PRICE	ACREAGE	$ DIFF/ACRE SIZE
1	1	3059 TR	SW 3-51-20 W4	8/73	$ 6,900	30.21	
2	1	"	"	9/73	6,900	30.14	(30-40) = 86.3%
	1	2915 TR	NE 15-51-20 W4	7/73	8,000	40.68	
	F	2734 MC	SE 17-51-21 W4	6/73	10,000	20.0	(20-40) = 74.1%
	C	2439 TR	NW 7-51-21 W4	6/73	13,500	39.98	
D		3964 RS	SE 3-51-21 W4	9/73	15,000	39.04	(20-40) = 66.7%
			SW 14-51-22 W4	11/73	10,000	20.0	
13	1	792 TR	NW 32-51-22 W4	6/73	7,000	3.32	(3-40) = 43.8%
D		3223 TR	NE 32-51-22 W4	3/73	16,000	39.87	
35	4	2863 TR	NE 23-51-23 W4	9/73	9,000	3.02	(3-20) = 75%
4		2364 RS	SE 15-51-23 W4	3/73	12,000	19.43	
3		2324 RS	NE 24-51-24 W4	8/73	30,000	20.00	(20-40) = 75%
D		2890 RS	SW 24-51-24 W4	9/73	40,000	39.93	
A		4646 RS	SE 13-52-22 W4	6/73	11,500	17.88	
B		"	"	9/73	10,000	17.77	
C		2371 RS	SE 19-52-21 W4	5/73	15,000	40.0	(18-40) = 67.2%
D		"	"	1/74	15,000	40.19	
			SW 18-52-22 W4	3/74	18,000	38.91	
B		2503 RS	SW 29-52-21 W4	2/74	7,700	11.47	(11-40) = 55%
D		2242 RS	SE 28-52-21 W4	9/73	14,000	40.0	
33	2	3241 TR	W½ 6-52-21 W4	10/73	7,500	3.00	(3-40) = 41.7%
A		3403 TR	SW 1-52-22 W4	11/73	18,000	39.99	
			W½ 6-51-21 W4	12/73	7,000	1.0	(1-40) = 38.9%
A		3403 TR	SW 1-52-22 W4	11/73	18,000	39.99	
10	4	2528 TR	NW 36-52-22 W4	9/73	8,000	3.01	(3-40) = 40%
	3	4464 RS	NE 35-52-22 W4	7/73	20,000	39.92	
B		5586 NY	NW 8-52-22 W4	1/73	15,500	20.0	(20-40) = 80.4%
D		4087 RS	SE 16-52-22 W4	1/73	19,300	39.67	
D		3222 TR	SE 11-53-21 W4	10/73	12,980	31.50	(30-40) = 83.1%
C		"	"	10/73	15,620	38.22	
6	1	4908 RS	SE 9-53-21 W4	2/73	5,500	3.00	(3-40) = 40.8%
	A	2158 TR	NW 9-53-21 W4	5/73	13,500	40.02	
	D	1709 TR	NW 21-53-21 W4	2/73	8,000	20.00	(20-40) = 64%
	E	2379 TR	SW 21-53-21 W4	5/73	12,500	39.92	
19	1	5878 RS	W½ 25-53-22 W4	5/73	6,000	3.23	(3-40) = 30%
13		340 RS	SW 25-53-22 W4	4/74	20,000	40.0	

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TOTAL VALUE PERCENTAGE RELATIONSHIPS BETWEEN PARCELS 20-40 ACRES
DERIVED FROM MARKET DATA (1976-1977)

Lot	Block	Plan Number	Section	Date of Sale	Sale Price	Acres	Diff/Acre
H		3890 T.R.	SW 5-51-20W4	8/76	25,000	20.20	(20-40) = 75.8%
			NW 3-51-20W4	5/76	33,000	40.12	
4	1	752 0473	S½ 4 -51-20W4	4/77	28,500	19.92	(20-38) = 75%
D		4284 T.R.	NW 1 -51-20W4	3/77	38,000	38.50	
21		3603 R.S.	SW 21-51-22W4	6/76	36,000	20.00	(20-40) = 61.1%
	A	762 2414	SE 7-51-22W4	12/76	59,000	39.95	
	-	-	SE 23-52-21W4	5/76	adj 23,550	19.00	(19-40) = 62.1%
B		4319 R.S.	NW 26-52-21W4	7/76	38,000	39.98	
	4	430 T.R.	NW 1-54-21W4	4/76	24,900	19.32	(20-40) = 71.2%
2		5257 N.Y.	NE 2-54-21W4	3/76	35,000	40.06	
4		762 0256	SE 3-55-21W4	3/76	28,000	21.26	(21-40) = 77.8%
4		2234 T.R.	NW 11-54-21W4	7/76	36,000	39.85	
	1	772 0638	SE 3-51-21W4	6/77	25,000	23.10	(23-40) = 62.5%
1	1	752 1176	SW 4-51-21W4	7/77	40,000	40.01	

In the notes above, an attempt was made to establish a relationship between 20 and 40 acre parcel values over the County.

Because there was a shortage of recent 20 acre parcel sales, historic data was analysed to establish a trend where possible.

Sales which took place in the years 1973 - 1974 yielded the following relationships.

30 Acre Value in Comparison with 40 Acre Value

86.3%
83.1% Average 84.7 Say 85%

20 Acre Value in Comparison with 40 Acre Value

64%
66.7%
67.2% Median 70.65
74.1% Average 71.2 Say 70%
75%
80.4%

3 Acre Value in Comparison with 40 Acre Value

30%
40%
40.8% Median 40.8%
41.7%
43.8% Average 39.26% Say 40%

large 10+

3 Acre Value in Comparison with 20 Acre Value

75%

1 Acre Value in Comparison with 40 Acre Value

38.9%

10 Acre Value in Comparison with 40 Acre Value

55%

Sales of 20 acre and 40 acre parcels which took place in the years 1976 to 1977 yielded the following range of relationships (in percentage):

61.1%
62.1
62.5
71.2
75.0
75.8
77.8

Median 71.2% Say 70%

Average 69.36% Say 70%

When combining the percentage relationships yielded between the years 1973 - 1974 and 1976 - 1977, the following range was derived (in percentage):

61.1%
62.1
62.5
64.0
66.7
67.2
71.2
74.1
75.0
75.0
75.8
77.8
80.4

Median 71.2% Say 70%

Average 70.2% Say 70%

From analyzation of the data gathered, it is my opinion that for assessment purposes, a typical 20 acres parcel was worth 70% of the value of a typical 40 acre parcel as of February, 1978 and a typical 30 acre parcel was worth 85% of the value of a typical 40 acre parcel as of February, 1978.

NOTE: These percentages apply to typical parcels. Any physical qualities which affect the typical value (reflect a loss in value) will be applied as a percentage against the assessed value.

SALE'S ANALYSIS FOR ABUTTING
COUNTY OF BEAVER NO. 9
RELATIONSHIP TO COUNTY OF LAMONT NO. 30

Points to consider when analysing sales in the County of Beaver:

1) Almost all the 3 - 5 acre subdivisions analysed in Beaver fall within the first six mile radius I have drawn between Edmonton and the County of Lamont.

2) Park Glen Estates touches south boundary of County of Beaver.

3) The topography and general characteristics of the land in Beaver are well suited to Country Residential Subdivisions, and some of the land in the County of Lamont is similar in characteristics.

4) Is Beaver influenced by the County of Strathcona?

5) What effect does Highway 14 have on values in Beaver versus the three highways in Lamont?

6) How does a subdivided acreage parcel compare to a three acre parcel not in subdivision?

7) What is the effect of proximity to Tofield?

BEAVER SALE'S ANALYSIS FOR 3A SUBDIVISIONS

1) PARK GLEN ESTATES

792-1674 N.E. 35-52-19-4

Approximately 35 lots = 3 - 6 acres.
Estimate 50% sold Real Estate Hectare 986-0067
Wally 465-5911

Nicely treed rolling acreage. Considered to be the best of all subdivisions analysed.

1979 Average Sale Prices $19,000 - $23,000.
1980 Improved Sales only.
1981 Asking $22,000 - $23,000 for 3 acre parcels after February 15, 1981 price reduction.

Poorest 3A parcel in subdivisior low and sloughly asking $12,500 in 1981.

Best 5.5A parcel in subdivision asking $28,000 in 1981.

Estimated Market Value in 1979 for average 3A parcel = $20,000.

2) BEAVER HILL ESTATES

For sale Ball Brothers 439-4447.

Some low areas with sloughs, some trees.
Rated at fair subdivision.

1980-81 Lots appear to sell for $15,900 - $16,900 for 3 acre parcels.

Currently listed at between $15,900 - $16,900 for 3 acre parcels. One lot with test hole water well listed at $16,900. Ten acre parcel listed at $26,900.

Must bring in gas from road.
Compare with Tagor Estates Well.

Estimated Market Value in 1979 for average 3A parcel = $15,000.

3) MEADOWBROOK ESTATES - 8021033 N.W. 12-51-20-4
BIRCH GROVE ESTATES - 7822085 S.W. 12-51-20-4
REAL ESTATE REALTY WORLD TORIUM 464-4544
MIKE SHELLEBURY 467-0418
NEIL WATERS 466-1147

- 2 to 6 Acres = most 2.5 - 3 Acres.
- Very new subdivision. Power not in yet.
- Heavily treed, rolling.
- Rated at fair subdivision.
- Most 3A parcels currently listed 1981 at $16,000.00.
- Largest 5.93 acre parcel listed at $20,000.00.
- 1979: Sales of 3A parcels $14,000 - $17,000.
- 1980: Sales of 3A parcels $12,000 - $15,000.

Estimated Market Value in 1979 for average 3A parcel $14,000.

4) WHISPERING HILLS ESTATES - 7822156 N.E. 19-51-19-4
3 - 6 Acre Parcels

Some low, some high parcels. Well treed and well suited to country residential.

Rated Fair to Good but a little out of the way for access.

1978 - 3.5 acres = $16,500
- 6.0 acres = 18,000

1979 - 3.1 acres = $14,000 - $16,000
4 acres = $15,000 - $18,000.

1980 - 5 acres = $15,000

Estimated Market Value in 1979 for average 3A parcel $15,000.

CORRELATION

Good =	(1) Park Glen Estates	$20,000.00
Fair - Good =	(5) Lindbrook Estates	17,000.00
Fair =	(2) Beaver Hill Estates	15,000.00
Fair - Good =	(4) Whispering Hills Estates	15,000.00
Fair =	(3) Meadow Brook Estates	14,000.00
Fair =	(7) Kingswood Estates	14,000.00
Fair =	(8) Joyland Estates	14,000.00
Poor - Fair =	(6) Beaver Creek Estates	12,000.00

Arithmetic Average	$15,100.00
Mode	$14,000.00
Median	$15,000.00

5) LINDBROOK ESTATES 7920020 S.W. 17-51-19-4
LARKEN REAL ESTATE 482-5651 484-1562

All parcels close to 3 acres.
All currently listed at $17,900.00
1979 - 3A = $17,000 - $18,000.00
1980 - 3A = $17,900.00
Rated at Fair to Good.
Estimated Market Value in 1979 for average 3A parcel $17,000.

6) BEAVER CREEK ESTATES 7822987 S.E.34-50-20-4

- Most vacant lots of all subdivisions and possibly the largest of all subdivisions in the County.
- Swampy, poor roads, some trees.
- Rates Poor to Fair.

1979 - 3 acres $11,000 to $13,000
1980 - 2 sales only - $12,500 to $15,500.
Estimated Market Value in 1979 for average 3A parcel $12,000.

7) KINGSWOOD ESTATES 7921325 S. E. 12-50-20-4
1981 - 3A parcels listed $13,000 - $18,000.
Estimated 1979 Market Value for average 3A parcel $14,000.

8) JOYLAND ESTATES 7821973 S.E. 8-50-20-4
1981 - 3-4 acre parcel listed at $16,000.
Estimated 1979 Market Value for average 3A parcel $14,000.

CONCLUSIONS

1978 appeared to be where the 3 - 5 acre market started to develop. For the first part of 1979, 3 - 5 acre parcels sold well, but later in 1979 and 1980 the market appeared to flood, and the County of Beaver imposed regulations that no more subdivisions could be developed until existing supplies were sold. The most accurate figure I could obtain was that there were in the neighbourhood of 900 unsold 3 - 5 acre parcels on the market in early 1981. Prices were affected by stabilizations and reductions. In some cases prices were reduced from $28,000 to $21,000 and from $19,000 to $14,000.

In general, M. L. S. Sales appear to be about $12,000 to $15,000 for a 3 acre parcel in 1979 and 1980. Due to the large number of properties on the market it is immediately apparent that the market reacts irrationally. Large parcels sell for less than smaller parcels, and parcels of the same size have a great range in sale prices. I think that the over abundance of parcels in Beaver will have a direct bearing on the feasability of developing 3 - 5 acre parcels in the County of Lamont thereby reducing the prices the Lamont Market can command. It is also my belief that in 1979 the market values of some 3 - 5 acre parcels were in fact over-inflated. This is verified by drastic price reductions in some instances. It is therefore suggested that in these cases the actual value of these properties should be somewhere between the over-inflated price and the surplus prices. Beaver values should be analyzed cautiously, with short supply 1978-79 and an overabundance in 1980. Initial market reaction to 3A parcels in 1978-79 was good and prices were reflecting a market shortage but, as there became an abundance, market reaction slowed and therefore price reductions were

CONCLUSIONS - (Cont'd)

encountered. It is therefore in my opinion that a tempered 1979-80 average market value (as shown in the analysis) be used to relate to the County of Lamont.

By comparison the Lamont 3A parcels are slightly more desirable than the average 3A parcels in Beaver, due to better location and access to the City of Edmonton and other business centres.

The other fact that makes Lamont more desirable is that 3 acre parcels are few and far between, and the demand for such parcels has not yet been exhausted. One other point is that within commuting distance of Lamont are a number of large refineries and plants located near Fort Saskatchewan, thus creating some demand for this type of rural living.

It is my opinion that an adjustment of +10% is required between the average 3 acre lot in Beaver and Lamont.

Therefore $15,000 x 1.10% = $16,500 for 3A in Lamont.

TIME ADJUSTMENT ANALYSIS

**Note: In month of calculation include month of sale.

(1) LEGAL DESCRIPTION S. W. 2-57-17-4

- 9.98 Acres.
- 1,260 square foot bungalow, 3 barns, workshop, granaries, triple garage.
- Sold June 1978 for $61,000
  Sold Jan. 1981 for 74,900

Difference $13,900 ÷ $61,000 = 22.8%
÷ 20 months = 1.14% per month.

(2) LEGAL DESCRIPTION W½ N.E. 22-54-16-4

- 80 Acres.
- Vacant 41 acres, slough.
- Sold March 1979 for $25,000
  Sold March 1980 for 30,000

Difference $ 5,000 ÷ $25,000 = 20%
÷ 13 months = 1.54% per month.

(3) LEGAL DESCRIPTION S½ S.E. 8-53-17-4

- 80 Acres.
- Vacant, 2 acres of slough, depressional.
- Sold June 1978 $30,000
  Sold October 1979 54,000

Difference $24,000 ÷ $30,000 = 80%
÷ 18 months = 4.4% per month.

(4) LEGAL DESCRIPTION S½ N.E. 3-53-16-4

- 80 Acres.
- A.B.F.S./40 acres of trees, sloughs, depressional pasture.
- Sold July 1978 for $26,000
  Sold March 1980 for 40,000

Difference $14,000 ÷ $26,000 = 54%
÷ 21 months = 2.57% per month.

TIME ADJUSTMENT ANALYSIS - Cont'd

(5) LEGAL DESCRIPTION N½ N.W. 19-54-16-4

- 80 Acres.
- Vacant/36 acres slough lake.
- Sold November 1978 for $18,000
  Sold April 1979 for 25,000
  Difference $ 7,000 ÷ $18,000 = 39%
  ÷ 6 months = 6.5% per month.

(6) LEGAL DESCRIPTION S½ N.W. 23-54-16-4

- 80 Acres.
- Vacant/41 acres slough lake.
- Sold March 1979 for $25,000
  Sold August 1989 for 30,000
  Difference $ 5,000 ÷ $25,000 = 20%
  ÷ 13 months = 1.54% per month.

(7) LEGAL DESCRIPTION W½ N.W. 1-55-16-4

- 80 Acres.
- Vacant 15 acres creek sand.
- Sold August 1978 for $16,000
  Sold September 1979 for 35,000
  Difference $19,000 ÷ $16,000 = 119%
  ÷ 14 months = 8.5% per month.

(8) LEGAL DESCRIPTION S½ S.W. 28-55-17-4

- 80 Acres.
- Vacant, pasture, sandy, stoney, bush.
- Sold September 1979 for $37,500
  Sold February 1980 for 40,000
  Difference $ 2,500 ÷ $37,500 = 6.7%
  ÷ 6 months = 1.1% per month.

TIME ADJUSTMENT ANALYSIS - (Cont'd)

(9) LEGAL DESCRIPTION N½ N.E. 9-53-18-4

- 75.94 Acres.
- Vacant, four acres treed.
- Sold April 1979 for $39,000
  Sold June 1980 for 45,000
  Difference $ 6,000 ÷ $39,000 = 15.4%
  ÷ 15 months = 1% per month.

(10) LEGAL DESCRIPTION S½ S.W. 9-54-18-4

- 80 Acres.
- Farmsite, 30 acres treed, creek, june grass.
- Sold October 1978 for $26,000
  Sold July 1979 for 39,000
  Difference $13,000 ÷ $26,000 = 50%
  ÷ 10 months = 5% per month.

(11) LEGAL DESCRIPTION W½ N.W. 11-55-19-4 (1)
LEGAL DESCRIPTION W½ N.E. 15-55-19-4 (2)

- Similar properties in most respect.
  (1) Sold June 1978 for $40,000
  (2) Sold August 1980 for 59,000
  Difference $19,000 ÷ $40,000 = 48%
  ÷ 27 months = 1.7% per month

(12) LEGAL DESCRIPTION N½ S.E. 12-55-20-4 (1)
LEGAL DESCRIPTION S½ S.E. 12-55-20-4 (2)

- Similar properties in most respect.
- (1) Sold August 1978 for $45,000
  (2) Sold March 1979 for 46,000
  Difference $ 1,000 ÷ $45,000 = 2.2%
  ÷ 8 months = .3% per month.

TIME ADJUSTMENT ANALYSIS - (Cont'd)

(13) LEGAL DESCRIPTION 782-2960 Lot D

- 14.89 Acres.
- Vacant residential site.
- Sold June 1980 for $20,000
  Sold October 1980 for 24,000

  Difference $ 4,000 ÷ $20,000 = 20%
  ÷ 5 months = 4% per month.

(14) LEGAL DESCRIPTION E½ S.E. 6-55-17-4 (1)
LEGAL DESCRIPTION E½ N.E. 36-54-18-4 (2)

- Similar properties in most respect.
- (1) Sold March 1978 for $28,000
  (2) Sold August 1980 for 35,000

  Difference $ 7,000 ÷ $28,000 = 25%
  ÷ 30 months = .8% per month.

(15) LEGAL DESCRIPTION 944 T.R. Lot 6

- 9.94 Acres. Bush.
- Sold May 1978 for $30,000
  **Now listed February 1981 for 34,500

  Difference $ 4,500 ÷ $30,000 = 15%
  ÷ 22 months = .7% per month.

(16) LEGAL DESCRIPTION 4747 R.S. Block 22

- Tagor Estates.
- Sold June 1980 for $25,000
  **Now listed February 1981 for 29,500

  Difference $ 4,500 ÷ $25,000 = 18%
  ÷ 10 months = 1.8% per month.

TIME ADJUSTMENT ANALYSIS - (Cont.d)

(17) LEGAL DESCRIPTION N.E. 36-54-19-4

- Highway commercial.
- Sold June 1980 for $25,000 Est. $28,000
  **Now listed February 1981 for 39,900

Difference $11,900 ÷ $28,000 = 42.5%
÷ 10 months = 4.5% per month.

ROUNDED AVERAGE MARKET VALUE PER ZONE PER YEAR

ZONE (1)	Zone (2)	Zone (3)	Zone (4)	Zone (5)
		1978		
20,000-26,000 (23,000 average)	25,000	28,000-30,000 (29,000 average)	35,000	40,000
↑ +17%	↑ +8%	↑ +17%	↑ +14.3%	↑ +15%
↓	↓	1979 ↓	↓	↓
27,000	27,000	32,000-35,000 (34,000 average)	40,000	46,000
↑ +11%	↑ +18.5%	↑ +3%	↑ +5%	↑ +28%
↓	↓	1980 ↓	↓	↓
30,000	32,000	35,000	42,000	59,000
78 to 80 (+30%)	78 to 80 (+28%)	78 to 80 (+21%)	78 to 80 (+20%)	78 to 80 (+48%)

29.4% average 2 year Increase Average or 15% per year/1.25% per month

TIME ADJUSTMENT CONCLUSIONS

Low to High Progression Analysis

.3 %	per month	
.7 %	"	
1 %	"	**)
1.1 %	"	**)
1.14 %	"	**)
1.54 %	"	**)
1.54 %	"	**)
1.7 %	"	
1.8 %	"	
2.57 %	"	
4 %	"	
4.4 %	"	
4.5 %	"	
5 %	"	
6.5 %	"	
8.5 %	"	

These values felt to be the most indicative of rational market.

- Area average market values per zone per year averaged out at 1.25% per month increase.
- The market is reacting in an irrational way showing large discrepancies for short periods of time, but by taking average increases, and by discounting speculative and other large increase sales a 1% per month time adjustment appears warranted.
- At the current time real estate values in the County of Lamont appear to have kept pace with Edmonton and the neighbouring County of Strathcona at 1% per month.

Therefore a 1% per month time adjustment will be used.

HIGHWAY INCREMENT

Market Data for this advantage showed considerable discrepancies, but the market did show an advantage for location to good paved highways.

In the opinion of the Assessor these adjustments were deemed appropriate:

- up to ½ mile on either side of Highway (38), (45), and (855)

  +5%

- up to ½ mile on either side of Highway (15), (16)

  +10%

- ½ mile to 1 mile on either side of Highway (15), (16)

  +5%.

VIEW INCREMENT

In the opinion of the Assessor 10% increase in values was deemed appropriate.

80 ACRE COMPARISON

PURPOSE OF COMPARISON:

Relationships will be established throughout the County of Lamont by analysing 80 acre sales throughout the County (most popular type of parcel with lots of sales).

**NOTE: Caution must be used when analysing 80 Acre sales, as influences other than location can effect values.

E.G.
Farmland capability, usage of parcel, physical properties.

Therefore when analysing 80 acre parcels we must insure that the sales used do not reflect good farmland capability, have similar physical properties and have the same usage.

PROCESS:

Step (1) Sales data was analysed from 1978, 1979 and 1980.

Step (2) All sales data was adjusted for time to bring data into same time frame at 1% per month. (1979 market values).

Step (3) Zones were determined by similar market values in areas.

Step (4) Average market values per zone were derived.

Step (5) Location percentages derived from percentage of market value compared to the 100% area.

SUMMARY:

At first glance no patterns were reflected in market values, as a wide range in market value appeared evident. Upon further examination it was revealed that the 80 acre parcels bought for pure agricultural purposes reflected a significantly higher market value. When we analysed similar properties with similar

Summary - (Cont'd)

physical characteristics, and mainly residential capabilities and not farming capabilities, a smaller range in values occurred.

Zone 1

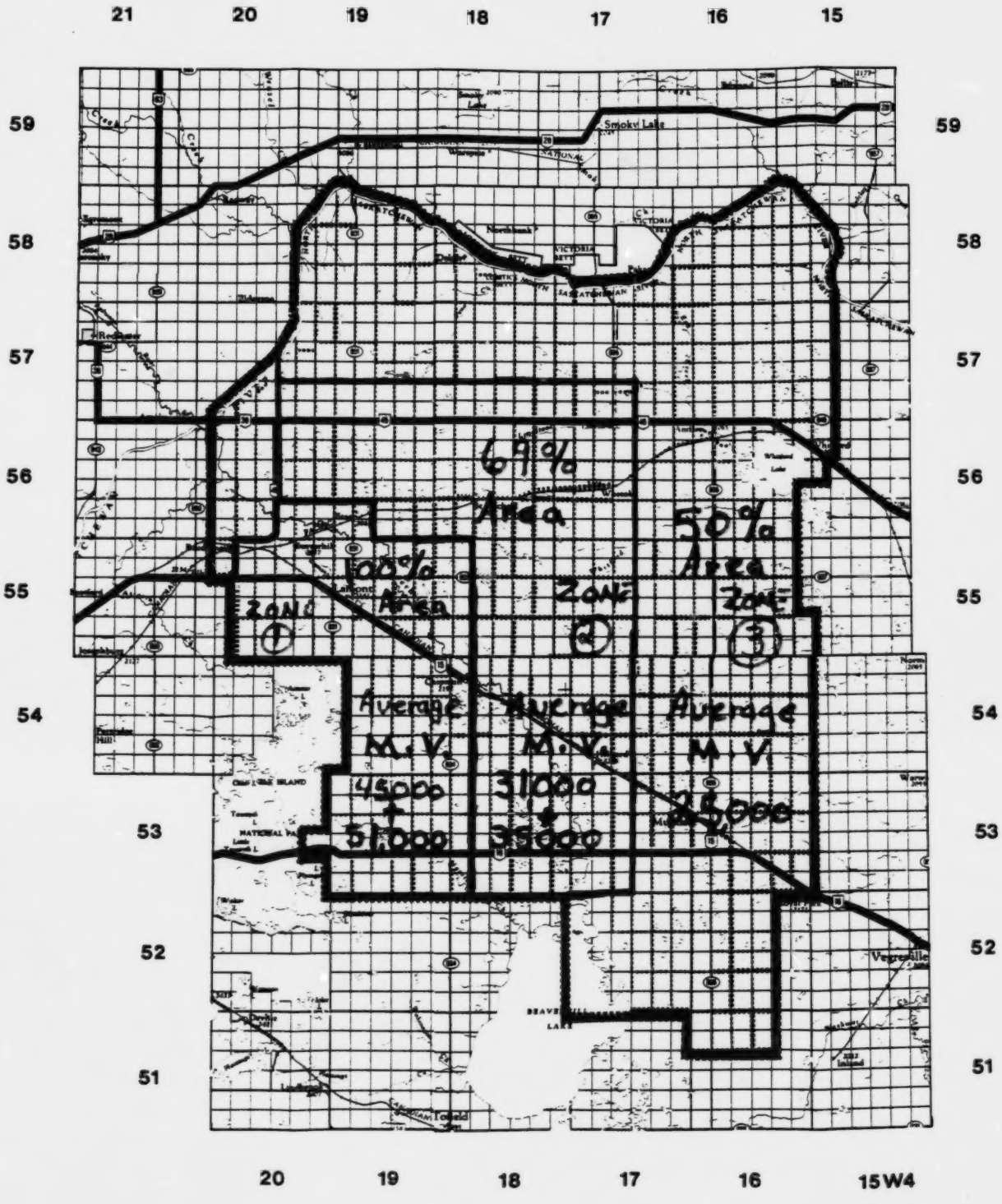
Our highest valued area-market values are determined by proximity to Edmonton and some areas proximity to Lamont and Fort Saskatchewan (industrial plants). Shape of the area is roughly surrounding Elk Island Park, with some adjoining the County of Strathcona. (see map). 100% area - Average Market Value $45,000 to $51,000.

Zone 2

Medium valued area - highest concentration of 80 acre parcels. Shape is determined by Zone 1 projection of "L" shaped area. Distance to Edmonton still plays a part in values in this area as a good number of people on 80 acre parcels commute to Edmonton. 69% of Zone 1 area - Average Market Value $31,000to $35,000.

Zone 3

Lowest valued area - northern part of area is sandy with numerous recreation parcels. Shape is determined by Zone 1 and Zone 2 projection of "L" shaped areas. These parcels are usually quite distant from Edmonton and secluded. 50% of Zone 1 area - Average Market Value of $25,000.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Smoky Lake
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31000
+
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CONCLUSIONS

When we relate the 80 acre values to the adjusted selling price per acre graphs for the smaller parcels in the County of Lamont we see that the area relationships to market values remain constant for each zone.

Exmaple:

Size	Zone 1	Zone 2	Zone 3
80A	$45,000-&51,000	$31,000-$35,000	$25,000
	100%	69%	50%
3A	$16,500	$11,400	$8,250

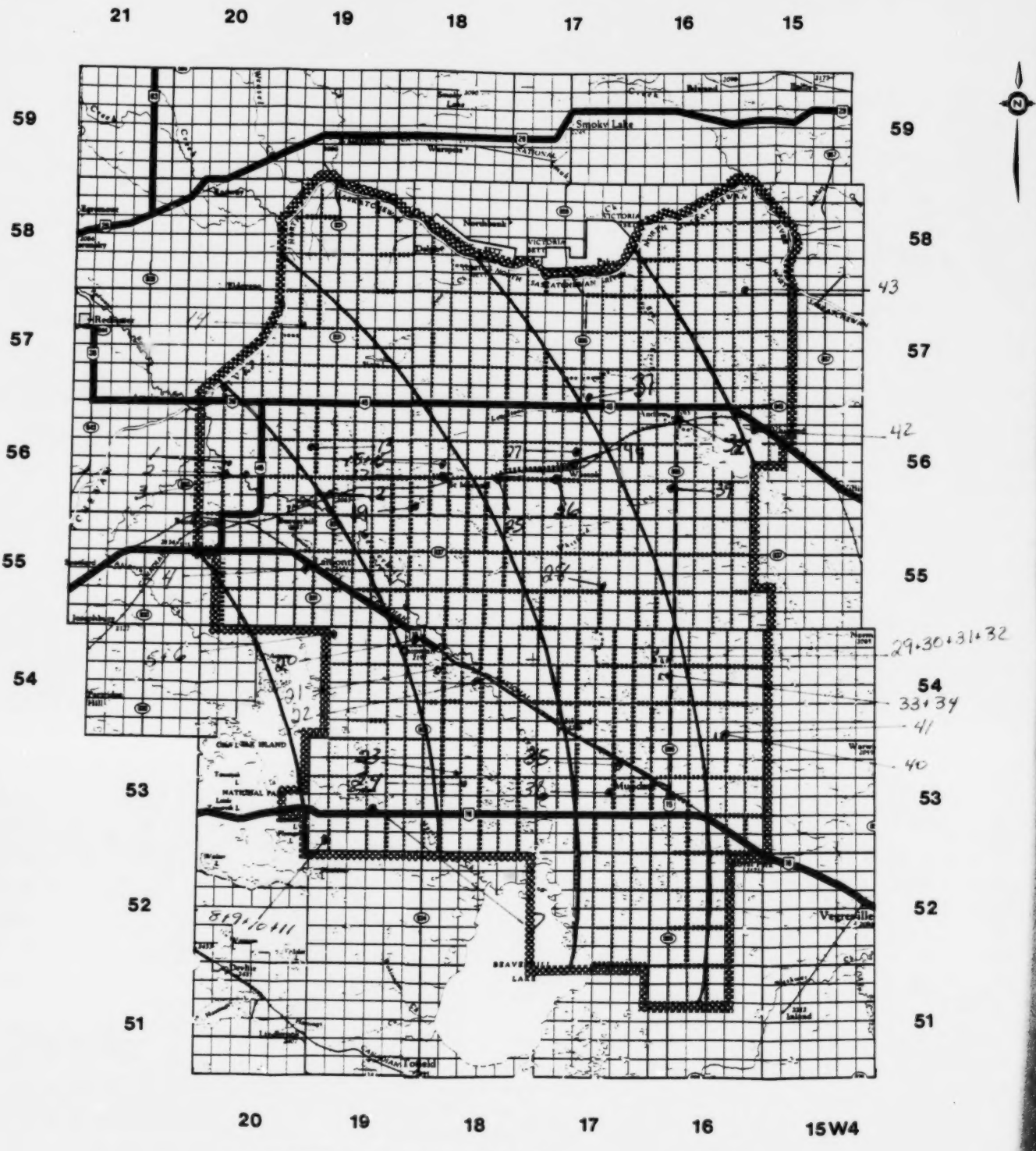
After analysing the smaller parcels on the same zone structure, market values appear to follow the same market patterns.

**Note:

Reference-See Large Maps.
- 80 Acre Sales
- 80 Acre Adjusted 1979 Market Values
- Phase In Map

COUNTY OF LAMONT

SALES ANALYSIS



LOCATION OF SALES - COUNTY OF LAMONT

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 1

LEGAL DESCRIPTION: 792-0854 (NW 16-56-20-4) Old Plan 5620 C.L.

SALE PRICE: $20,000.

SALE DATE: February 1978

SIZE: 4.67 Acres

IMPROVEMENT DESCRIPTION: Built new panabode 1978 after sale.
1½ baths, 28 x 56.5 = 1,582 Sq.Ft.

SITE DESCRIPTION:

Topography - Good/High

Trees - Some back perimeter

Services - Phone/Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 2½ miles to BRUDERHIEM

SALES DATA AND HISTORY: ~~Nice location. Backs onto ravine.~~ ROSNAU bought estate of KARL ANDRUCHOW ~~from PUBLIC TRUSTEE for tender~~ of $20,000. Then had resurveyed and new plan. Sold in April 1979 to NEAVE for $31,000. Assurance Fund value of $80,000., $31,000. is possibly land only. ROSNAU is a realtor and dabbles in buying and selling Real Estate.

ADJUSTMENTS: 16 months TIME ADJUSTMENT: + 16% = $ + 3,200.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 23,200.

or $4,967. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

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LEGAL DESCRIPTION: 792-0854 (NW 16-56-20-4) Old Plan 5620 C.L.

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1½ baths, 28 x 56.5 = 1,582 Sq.Ft.

SITE DESCRIPTION:

Topography - Good/High

Trees - Some back perimeter

Services - Phone/Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 2½ miles to BRUDERHIEM

SALES DATA AND HISTORY: ~~Nice location. Backs onto ravine.~~ ROSNAU bought estate of KARL ANDRUCHOW from PUBLIC TRUSTEE for tender of $20,000. Then had resurveyed and new plan. Sold in April 1979 to NEAVE for $31,000. Assurance Fund value of $80,000., $31,000. is possibly land only. ROSNAU is a realtor and dabbles in buying and selling Real Estate.

ADJUSTMENTS: 16 months TIME ADJUSTMENT: + 16% = $ + 3,200.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 23,200.

or $4,967. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 2

LEGAL DESCRIPTION: 772-2058 (SW 16-56-20-4)

SALE PRICE: $26,000.

SALE DATE: October 1977

SIZE: 5.92 Acres

IMPROVEMENT DESCRIPTION: Built new bungalow on lot after sale.

SITE DESCRIPTION:

Topography - Good/High

Trees - Rear perimeter

Services - Phone/Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 2⅛ miles to BRUDERHIEM

SALES DATA AND HISTORY: Nice location. Backs onto ravine. ROSNAU sold to BOWES for $26,000. in October 1977.

ADJUSTMENTS: 20 months TIME ADJUSTMENT: + 20% = $ +5,200.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 31,200.

or $5,270. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 3

LEGAL DESCRIPTION: SW 15-56-20-4

SALE PRICE: $17,000. $54,000.

SALE DATE: October 1978 February 1980

SIZE: 6.94 Acres

IMPROVEMENT DESCRIPTION: 1976 mobile home 14 x 66 moved in 1979

2 small sheds $200.

Value Improvements at $17,500. Services at $5,000.

SITE DESCRIPTION:

Topography - Good level building site, back slopes to ravine.

Trees - Some

Services - Phone/Power/Propane

Water/Sloughs - Ravine on south limit

Access - Good

Roads - Gravel

Distance To Town - 3 miles to BRUDERHIEM

SALES DATA AND HISTORY: JOHN MANDRYK sold to JERRY MANDRYK for $17,000. October 1978 - JERRY MANDRYK moved in a mobile home and sold to PERRY for $54,000. in February 1980.

ADJUSTMENTS: 8 months TIME ADJUSTMENT: + 8% = $ + 1,360.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 18,360.

(Family Sale) or $2,646. per Acre.

Residual $54,000. - $22,500. = $31,500. - 8% time = $28,980.

or $4,176. per Acre.

SALES ANALYSIS OF ACREAGE
SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 4

LEGAL DESCRIPTION: (SE 19-55-19-W4) 782-2135

SALE PRICE: $20,000.

SALE DATE: September 1978

SIZE: 10.68 Acres

IMPROVEMENT DESCRIPTION: New County shops built after sale.

SITE DESCRIPTION:

Topography - Level

Trees - Nil

Services - Phone/Power

Water/Sloughs - Nil

Access - Good

Roads - Oiled, ½ mile highway

Distance To Town - Close to LAMONT

SALES DATA AND HISTORY: Purchased from COUNTY of LAMONT employee. He said he gave them a good deal. Sale also does not include Legal Fees or Subdivision costs.

ADJUSTMENTS: + 8 months TIME ADJUSTMENT: + 8% = $ + 1,600.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 21,600.

Legal Fee/Subdivision Costs = + 2,000.

Special Considerations +25% = + 5,400.

= 29,000.

or $2,715. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 5

LEGAL DESCRIPTION: 944 T.R. Lot 6 (NW 32-54-19-4)

SALE PRICE: $30,000.

SALE DATE: May 1978

SIZE: 9.94 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

Torography - High/Hilly

Trees - Bush

Services - Power/Phone

Water/Sloughs - High

Access - Good

Roads - Gravel

Distance To Town - 2 miles to LAMONT

SALES DATA AND HISTORY: ELK ISLAND PARK is across road.
SIGURDSON to ROY for $30,000.

ADJUSTMENTS: 13 months TIME ADJUSTMENT: + 13% = $ + 3,900.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 33,900.

or $3,410. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 6

LEGAL DESCRIPTION: 944 T.R. Lot 6 (NW 32-54-19-4)

SALE PRICE: Listed at $34,500.

SALE DATE: Listed February 1981

SIZE: 9.94 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

Topography - High/Hilly

Trees - Bush

Services - Power/Phone

Water/Sloughs - High

Access - Good

Roads - Gravel

Distance To Town - 2 miles to LAMONT

SALES DATA AND HISTORY: ELK ISLAND PARK is across road.

ADJUSTMENTS: 20 months TIME ADJUSTMENT; - 20% = $ - 6,900.

(List) ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 27,600.

or $2,777. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 7

LEGAL DESCRIPTION: 802-1176 Lot 1 (SE 16-53-19-4)

SALE PRICE: $36,000.

SALE DATE: July 1980

SIZE: 10 Acres

IMPROVEMENT DESCRIPTION: Moved 3D onto foundation, several old sheds and barn, appears to have been bought without moved in house.

SITE DESCRIPTION:

Topography - Gently undulating

Trees - Some to heavy/nicely treed

Services - Power/Phone

Water/Sloughs - Nil

Access - Good off Highway 16

Roads - Close GRAVEL/PAVED

Distance To Town - 25 miles to EDMONTON

SALES DATA AND HISTORY: PARKLANE HOLDINGS to VARS. Appears to be separation of old farmsite.

ADJUSTMENTS: 13 months TIME ADJUSTMENT: - 13% = $ - 4,680.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 31,320.

Minus scrap buildings = - 1,000.

= 30,320.

or $3,032. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 8

LEGAL DESCRIPTION: 4747 R.S. Block 21 (NE 6 SE 7 53-19-4)
TAGOR ESTATES

SALE PRICE: $23,900.

SALE DATE: May 1978

SIZE: 9.75 Acres

IMPROVEMENT DESCRIPTION: New split level, way back in trees.

SITE DESCRIPTION:

Topography - Hilly

Trees - Heavy

Services - Yes

Water/Sloughs - Lots of sloughs

Access - Road

Roads - Gravel

Distance To Town - 25 miles to EDMONTON

SALES DATA AND HISTORY: DONG to SMITH - MLS sale.

ADJUSTMENTS: + 13 months TIME ADJUSTMENT; + 13% = $ + 3,107.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 27,007.

10% in slough + 5% = + 1,350.

Adjusted Sale Price = 28,357.

or $2,908 per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 9

LEGAL DESCRIPTION: 4747 R.S. Block 22 (NE 6 + SE 7-53-19-4)

SALE PRICE: $25,000.

SALE DATE: June 1980

SIZE: 13.30 Acres

IMPROVEMENT DESCRIPTION: Foundation only.

SITE DESCRIPTION:

Topography - Hilly

Trees - Some

Services - Yes

Water/Sloughs - Yes

Access - Private road

Roads - Gravel

Distance To Town - 25 miles to EDMONTON

SALES DATA AND HISTORY: FENNEL to LACERTE

Owner appeared anxious to sell as he financed 80% of Acreage himself.

ADJUSTMENTS: - 12 months TIME ADJUSTMENT: - 12% = $ - 3,000.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 22,000.

10% sloughs low + 5% = + 1,100.

Adjusted Sale Price = 23,100.

or $1,737. per Acre.

SALES ANALYSIS OF ACREAGE
SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 10

LEGAL DESCRIPTION: 4747 R.S. Block 8 (NE 6 - SE 7-53-19-4)

SALE PRICE: $24,000.

SALE DATE: May 1978

SIZE: 10.33 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

Topography - Front low, rear slough, 5 useable acres

Trees - Some middle

Services - Power

Water/Sloughs - Rear large slough, small front slough

Access - Keyhole road

Roads - Gravel

Distance To Town - 25 miles to EDMONTON

SALES DATA AND HISTORY: ZODIAC DEVELOPMENTS to CHOUFI

Poor acreage parcel with large low areas and limited building site.

ADJUSTMENTS: + 13 months TIME ADJUSTMENT: + 13% = $ + 3,120.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 27,120.

50% sloughs + 25% = 6,780.

Adjusted Sale Price = 33,900:

or $3,282. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 11

LEGAL DESCRIPTION: 4747 R.S. Block 23 (NE 6 + SE 7-53-19-4)

SALE PRICE: For sale by owner $35,000.

SALE DATE: Listed February 1981

SIZE: 12.79 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

- Topography - Hilly
- Trees - Lots
- Services - Yes
- Water/Sloughs - 1 Acre
- Access - Good
- Roads - Gravel
- Distance To Town - 25 miles to EDMONTON

SALES DATA AND HISTORY: Listing by owner $35,000.
459-7630

ADJUSTMENTS: TIME ADJUSTMENT:

ADJUSTED S.P. AFTER TIME ADJUSTMENT:

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 12

LEGAL DESCRIPTION: SE 8-56-19-4

SALE PRICE: $10,000.

SALE DATE: September 1978

SIZE: 1.41 Acres

IMPROVEMENT DESCRIPTION: Site vacant

SITE DESCRIPTION:

Topography - Level

Trees -

Services - Power/Phone

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 3 miles to LAMONT

SALES DATA AND HISTORY: Vacant at sale

Old service station, bulk shed

No value at sale date

ADJUSTMENTS: + 9 months TIME ADJUSTMENT: + 9% = $ + 900.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 10,900.

or $7,730. per Acre.

SALES ANALYSIS OF ACREAGE
SALES IN THE COUNTY OF LAMONT

SALE NUMBER:	13	
LEGAL DESCRIPTION:	NE 19-56-19-4	
SALE PRICE:	$35,000.	$46,500.
SALE DATE:	July 1980	December 1980
SIZE:	8 Acres	
IMPROVEMENT DESCRIPTION:	Mibile home 14 x 66	= $17,500.
	Old house	= 2,000.
Services = $5,000.	Out buildings	= 4,000.

SITE DESCRIPTION:

Topography -	Good
Trees -	Yes some
Services -	Power/Phone
Water/Sloughs -	Nil
Access -	Good
Roads -	Gravel
Distance To Town -	6 miles to LAMONT

SALES DATA AND HISTORY: PRODANIUK to KLIMCHUK

KLIMCHUK to ZACHER

ADJUSTMENTS: - 13 months	TIME ADJUSTMENT: - 13%	= $ - 4,550.
ADJUSTED S.P. AFTER TIME ADJUSTMENT:		= 30,450.
Improvements		= 28,500.
(July 1980) Residual		= 1,950.
- 17 months Time Adjustment - 17%		= 7,905.
Improvements		= - 28,500.
(December 1980) Residual		= 18,000.

or $2,250 per acre.

SALES ANALYSIS OF ACREAGE
SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 14

LEGAL DESCRIPTION: NW 6-58-19-4

SALE PRICE: $15,000.

SALE DATE: February 1978

SIZE: 24.58 Acres

IMPROVEMENT DESCRIPTION: Newer mobile home on property
Not at time of sale

SITE DESCRIPTION:

Topography - Rolling

Trees - Some

Services - Power/Phone

Water/Sloughs - Large slough/low area back

Access - Good

Roads - Gravel

Distance To Town - 15 miles to BRUDERHIEM

SALES DATA AND HISTORY: Approximately on 6 acres of useable land
Site value paid only

ADJUSTMENTS: + 16 months TIME ADJUSTMENT: + 16% = $ + 2,400.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 17,400.

75% slough + 37.5% = 6,525.

Total Adjusted Selling Price = 23,925.

or $973.- per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 15

LEGAL DESCRIPTION: NE 17-56-18-4

SALE PRICE: Listing $21,500.

SALE DATE: February 1981

SIZE: 2.1 Acres

IMPROVEMENT DESCRIPTION: 1E4 scrap value

SITE DESCRIPTION:

Topography - Flat

Trees - One side

Services - Power/Phone

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 1 mile to ST MICHAEL

SALES DATA AND HISTORY: Small house, little value

Appears to be listed high.

ADJUSTMENTS: 20 months TIME ADJUSTMENT: - 20% = $ - 4,300.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 17,200.

- House Value = - 1,000.

- 15% Listing = - 2,580.

Adjusted List Price = 13,620.

or $6,486. per Acre.

SALES ANALYSIS OF ACREAGE
SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 16

LEGAL DESCRIPTION: NE 17-56-18-4

SALE PRICE: $3500.00

SALE DATE: July 1978

SIZE: 2 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

Topography -

Trees -

Services -

Water/Sloughs -

Access -

Roads -

Distance To Town -

SALES DATA AND HISTORY: QUIMET to GILBERT

Sold with ¼ section as a parcel deal for a 3 Acre subdivision, not yet approved due to water availability.

ADJUSTMENTS: 12 months TIME ADJUSTMENT: + 12% = $ + 420.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 3,920.

or $1,960. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 17

LEGAL DESCRIPTION: SE 17-56-18-W4

SALE PRICE: $16,000.

SALE DATE: October 1979

SIZE: 3 Acres

IMPROVEMENT DESCRIPTION: Old School and Gym

SITE DESCRIPTION:

Topography - Level

Trees - Some

Services - Power/Phone

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - ST. MICHAEL

SALES DATA AND HISTORY: Sold by COUNTY of LAMONT by tenders for $16,000. Building value estimated by myself for scrap value at $5,000. Appraised value of building and site in November 1978 of land $6,000., building $4,000. by E. J. WACKO. Now occupied by bee keeper for Apery.

ADJUSTMENTS: - 4 months TIME ADJUSTMENT: - 4% = $ - 640.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 15,360.

- Building Value = -5,000.

Residual Land Value = 10,360.

or $3,453. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 18

LEGAL DESCRIPTION: SW 10-56-18-4

SALE PRICE: $20,000.

SALE DATE: April 1979

SIZE: 40 Acres

IMPROVEMENT DESCRIPTION: Old buildings, scrap value

SITE DESCRIPTION:

Topography -

Trees -

Services -

Water/Sloughs -

Access -

Roads -

Distance To Town -

SALES DATA AND HISTORY: Farmland value

ANDRUCHOW to FINDLAY

ADJUSTMENTS: 2 months TIME ADJUSTMENT: + 2% = $ + 400.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 20,400.

or $510. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 19

LEGAL DESCRIPTION: NW 6-56-18-4

SALE PRICE: Listed at $35,000.

SALE DATE: Listed February 1981

SIZE: 3 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

Topography - Gully in middle

Trees - All

Services - Power

Water/Sloughs - Gully

Access - Good

Roads - Gravel

Distance To Town - 9 miles to LAMONT

SALES DATA AND HISTORY: Appears to be old farmsite. I would estimate value at $15,000. - $16,000. Sold in October 1976 for $5,500. Appears to be listed high.

ADJUSTMENTS: 20 months TIME ADJUSTMENT: - 20% = $ -7,000.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 28,000.

- 25% listed high = -7,000.

= 21,000.

or $7,000. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 20

LEGAL DESCRIPTION: NE 36-54-19-4

SALE PRICE: Paid $25,000. Estimate $28,000. Listed June/81 $39,900.

SALE DATE: June 1980

SIZE: 20.75 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

Topography - Slightly rolling

Trees - Some border

Services - Power/Phone

Water/Sloughs - Dugout

Access - Good highway frontage

Roads - Paved

Distance To Town - 2 miles to CHIPMAN

SALES DATA AND HISTORY: Estimate value looks good

Now listed at $39,900.

ADJUSTMENTS: 12 months TIME ADJUSTMENT: - 12% = $ -3,360.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 24,640.

or $1,187. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 21

LEGAL DESCRIPTION: 772-2291 Block 1 (NE 19-54-18-4)

SALE PRICE: $17,000.

SALE DATE: October 1978

SIZE: 14.44 Acres

IMPROVEMENT DESCRIPTION: Trailer moved in after sale 14 x 66 Approx.

SITE DESCRIPTION:

Topography - Relatively level, some lower areas

Trees - Some

Services - Power

Water/Sloughs - Backs onto large slough

Access - Good

Roads - Gravel

Distance To Town - 1 mile to CHIPMAN

SALES DATA AND HISTORY:

ADJUSTMENTS: 8 months TIME ADJUSTMENT: + 8% = $ +1,360.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 18,360.

or $1,271. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 22

LEGAL DESCRIPTION: 782-2960 Lot D (S½ 21-54-18-4)

SALE PRICE: $20,000 $24,000

SALE DATE: June 1979 October 1980

SIZE: 14.89 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

Topography - Relatively level

Trees - Bordering creek

Services - Power

Water/Sloughs - Creek

Access -

Roads -

Distance To Town - 2½ miles to CHIPMAN

SALES DATA AND HISTORY: Separation from ½ section

Was farmland - stubble on site.

ADJUSTMENTS: Nil TIME ADJUSTMENT: Nil = $ -

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 20,000.

or $1,343. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 23

LEGAL DESCRIPTION: SE 29-53-18-4

SALE PRICE: $4,000.

SALE DATE: September 1979

SIZE: 1 Acre

IMPROVEMENT DESCRIPTION: Moved in mobile home after sale

SITE DESCRIPTION:

Topography - Level

Trees - Nil

Services - Power/Phone

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 9 miles to CHIPMAN

SALES DATA AND HISTORY: Appears low

ADJUSTMENTS: 3 months TIME ADJUSTMENT: - 3% = $ -120.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 3,880.

or $3,880. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 24

LEGAL DESCRIPTION: NW 21-53-18-4

SALE PRICE: $22,000.

SALE DATE: July 1979

SIZE: 2 Acres

IMPROVEMENT DESCRIPTION: 14 x 66 = 1977 Mabco Mobile home = $17,500.

SITE DESCRIPTION:

Topography - Relatively level, low spots

Trees - Nil

Services - Power

Water/Sloughs - Low areas

Access - Good

Roads - Gravel

Distance To Town - 9 miles to CHIPMAN

SALES DATA AND HISTORY: Resold March 1980 for $42,500. after size of unit doubled by addition.

ADJUSTMENTS: 1 month TIME ADJUSTMENT: - 1% = $ -220.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 21,780.

Mobile home = -17,500.

Residual Value = 4,280.

or $2,140. per Acre.

SALE NUMBER: 25

LEGAL DESCRIPTION: SW 14-56-18-4

SALE PRICE: Listed February 1981 for $15,000.

SALE DATE: February 1981 listed

SIZE: 19 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

Topography - Varying low areas

Trees - Nil

Services - Power

Water/Sloughs - Yes large

Access - Good

Roads - Gravel

Distance To Town - 2 miles to ST. MICHAEL

SALES DATA AND HISTORY: Severed Farm parcel across road, start of a large slough. About 6 usable acres. Site value only.

ADJUSTMENTS: 20 months TIME ADJUSTMENT: - 20% = $ -3,000.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 12,000.

Listing - 10% = -1,200.

Adjusted List Price = 10,800.

or $568. per Acre.

+ 30% slough = $738. per Acre

* This sale is possibly site value only.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 26

LEGAL DESCRIPTION: SE 17-56-17-4

SALE PRICE: $25,000.

SALE DATE: July 1979

SIZE: 10 Acres

IMPROVEMENT DESCRIPTION: Old house, little value
abandoned farm site

SITE DESCRIPTION:

Topography - Relatively level

Trees - Light bush

Services - Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 1 mile to WOSTOK

SALES DATA AND HISTORY: BUFFALO CHIPS INVESTMENT to DORMANDY

ADJUSTMENTS: Nil TIME ADJUSTMENT: Nil = $ -

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 25,000.

Minus Improvements = -1,000.

Residual = 24,000.

or $2,400. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 27

LEGAL DESCRIPTION: NE 21-56-17-W4

SALE PRICE: $10,000.

SALE DATE: September 1979

SIZE: 4 Acres

IMPROVEMENT DESCRIPTION: Old house, scrap value

SITE DESCRIPTION:

Topography - Flat

Trees - Border

Services - Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 1½ miles to NORTH WOSTOK

SALES DATA AND HISTORY: SHMYR to WEARMOUTH

Looks good

ADJUSTMENTS: 3 months TIME ADJUSTMENT: - 3% = $ -300.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 9,700.

Minus Improvements = -500.

Residual Value = 9,200.

or $2,300. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 28

LEGAL DESCRIPTION: SW 14-55-17-4

SALE PRICE: $5,000.

SALE DATE: April 1978

SIZE: 1 Acre

IMPROVEMENT DESCRIPTION: Small $3F_3$ = $1,000.00

SITE DESCRIPTION:

Topography - Flat

Trees - Border

Services - Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 14 miles to LAMONT

SALES DATA AND HISTORY: Looks good

ADJUSTMENTS: 14 months TIME ADJUSTMENT: = 14% = $ +700.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 5,700.

Minus Improvement = -1,000.

= 4,700.

or $4,700. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 29

LEGAL DESCRIPTION: N½ SW 30-54-16-4

SALE PRICE: $12,000.

SALE DATE: January 1978

SIZE: 80 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

Topography - Undulating

Trees - Nil

Services - Power

Water/Sloughs - Slough

Access - Good

Roads - Gravel

Distance To Town - 6 miles to MUNDARE

SALES DATA AND HISTORY: 6 usable acres, site value plus small amount

ADJUSTMENTS: 17 months TIME ADJUSTMENT: + 17% = $ +2,040.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = $14,040.

SALES ANALYSIS OF ACREAGE
SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 30

LEGAL DESCRIPTION: W½ of S½ SW 30-54-16-4

SALE PRICE: $10,000.

SALE DATE: April 1978

SIZE: 40 Acres

IMPROVEMENT DESCRIPTION: 9-1 (24 x 24)

SITE DESCRIPTION:

Topography - Undulating

Trees - Nil

Services - Power

Water/Sloughs - Sloughs

Access - Good

Roads - Gravel

Distance To Town - 6 miles to MUNDARE

SALES DATA AND HISTORY: 17 usable acres.
Site value only.

ADJUSTMENTS: + 14 months TIME ADJUSTMENT: + 14% = $ +1,400.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 11,400.

Minus Improvement = -2,000.

= 9,400.

SALES ANALYSIS OF ACREAGE
SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 31

LEGAL DESCRIPTION: E½ of S½ SW 30-54-16-4

SALE PRICE: $13,400.

SALE DATE: October 1978

SIZE: 40 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

Topography - Undulating

Trees - Nil

Services - Power

Water/Sloughs - Sloughs

Access - Good

Roads - Gravel

Distance To Town - 6 miles to MUNDARE

SALES DATA AND HISTORY: 8 usable acres.
Site value only.

ADJUSTMENTS: + 8 months TIME ADJUSTMENT: + 8% = $ +1,070.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 14,470.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 32

LEGAL DESCRIPTION: S½ SE 30-54-16-4

SALE PRICE: $15,000.

SALE DATE: April 1979

SIZE: 80 Acres

IMPROVEMENT DESCRIPTION: Old house restored.

SITE DESCRIPTION:

Topography - Flat to low

Trees - Nil

Services - Power

Water/Sloughs - Slough

Access - Good

Roads - Paved

Distance To Town - 6 miles to MUNDARE

SALES DATA AND HISTORY: Old house restored.

What value at sale date?

ADJUSTMENTS: + 2 months TIME ADJUSTMENT: + 2% = $ + 300.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 15,300.

Minus Improvement = -2,000.

Residual = $ 13,300.

SALES ANALYSIS OF ACREAGE
SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 33

LEGAL DESCRIPTION: W½ NE 19-54-16-4

SALE PRICE: $15,000.

SALE DATE: November 1980

SIZE: 80 Acres

IMPROVEMENT DESCRIPTION: Nil

SITE DESCRIPTION:

Topography - Fairly level

Trees - Nil

Services - Power

Water/Sloughs - Slough

Access - Good

Roads - Gravel

Distance To Town - 6 miles to MUNDARE

SALES DATA AND HISTORY: Sold with E½ as a parcel.

3 usable acres.

ADJUSTMENTS: 17 months TIME ADJUSTMENT: - 17% = $ -2,550.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 12,450.

SALE NUMBER: 34

LEGAL DESCRIPTION: E½ NE 19-54-16-4

SALE PRICE: $15,000.

SALE DATE: November 1980

SIZE: 80 Acres

IMPROVEMENT DESCRIPTION: Mobile home moved in after sale date.

SITE DESCRIPTION:

Topography - Fairly level

Trees - Nil

Services - Power

Water/Sloughs - Slough

Access - Good

Roads - Paved

Distance To Town - 6 miles to MUNDARE

SALES DATA AND HISTORY: Sold with W½.

6 usable acres.

ADJUSTMENTS: -17 months TIME ADJUSTMENT: - 17% = $ -2,550.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 12,450.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 35

LEGAL DESCRIPTION: SW 35-53-17-4

SALE PRICE: $17,000.

SALE DATE: August 1978

SIZE: 15.82 Acres

IMPROVEMENT DESCRIPTION: Built new 1,000 Sq. Ft. Bi-level after sale

SITE DESCRIPTION:

Topography - Level

Trees - Nil

Services - Power

Water/Sloughs - Nil

Access - Good highway frontage

Roads - Gravel/Paved front

Distance To Town - 3 miles to MUNDARE

SALES DATA AND HISTORY:

ADJUSTMENTS: 10 months TIME ADJUSTMENT: + 10% = $ +1,700.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 18,700.

or $1,182. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 36

LEGAL DESCRIPTION: SE 22-53-17-4

SALE PRICE: $18,000.

SALE DATE: September 1980

SIZE: 5 Acres

IMPROVEMENT DESCRIPTION: Old house, old barn value $2,000.

SITE DESCRIPTION:

Topography - Relatively level

Trees - Border one side

Services - Nil

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 3 miles to MUNDARE

SALES DATA AND HISTORY:

ADJUSTMENTS: - 15 months TIME ADJUSTMENT: - 15% = $ -2,700.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 15,300.

Minus Improvements = -2,000.

Residual = 13,300.

or $2,660. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 37

LEGAL DESCRIPTION: SW 2-57-17-4

SALE PRICE: $74,900.

SALE DATE: January 1981

SIZE: 9.98 Acres

IMPROVEMENT DESCRIPTION: 1260 Sq.Ft. bungalow, 3 barns, workshop
2 granaries, 3 car garage

SITE DESCRIPTION:

Topography - Relatively level

Trees - Some

Services - Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel/Paved Highway 45

Distance To Town -

SALES DATA AND HISTORY: Use for time adjustment only.
+ $13,900. = 23% = .77% per month.

ADJUSTMENTS: TIME ADJUSTMENT:

ADJUSTED S.P. AFTER TIME ADJUSTMENT:

SALE NUMBER: 38 (In ANDREW)

LEGAL DESCRIPTION: SE 33-56-16-4

SALE PRICE: Listing $22,000.

SALE DATE: February 1981 listing

SIZE: 3.7 Acres

IMPROVEMENT DESCRIPTION: Old shed, trailer

No value.

SITE DESCRIPTION:

Topography -

Trees -

Services -

Water/Sloughs -

Access -

Roads -

Distance To Town -

SALES DATA AND HISTORY:

ADJUSTMENTS: - 19 months TIME ADJUSTMENT: - 19% = $ -4,180.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 17,820.

- 10% Listing = -1,780.

Adjusted List Price = 16,040.

or $4,335. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 39

LEGAL DESCRIPTION: NE 8-56-16-4

SALE PRICE: $3,000.

SALE DATE: November 1978 on Documents Agreement for Sale

SIZE: 3 Acres

IMPROVEMENT DESCRIPTION: ANHYDROUS AMMONIA site

SITE DESCRIPTION:

Topography - Top of hill

Trees - Nil

Services - Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel/Paved

Distance To Town - 3 miles to ANDREW

SALES DATA AND HISTORY: Sale actually happened 1976 - 1977
Agreement for Sale.
Next to cemetery reduces market value of residential acreage.

ADJUSTMENTS: 36 months TIME ADJUSTMENT: + 36% = $ +1,080.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 4,080.

Next to cemetary +25% = +1,020.

Adjusted Selling Price= 5,100.

or $1,700. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 40

LEGAL DESCRIPTION: SW 3-54-16-4

SALE PRICE: $6,000.

SALE DATE: March 1980

SIZE: .5 Acre

IMPROVEMENT DESCRIPTION: Vacant

SITE DESCRIPTION:

Topography - Level

Trees - One side

Services - Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 2 miles

SALES DATA AND HISTORY: Sold with Sale # 41

ADJUSTMENTS: - 10 months TIME ADJUSTMENT; - 10% = $ -600.

ADJUSTED S.P. AFTER TIME ADJUSTMENT; = 5,400.

or $10,800. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 41

LEGAL DESCRIPTION: SE 3-54-16-4

SALE PRICE: $40,000.

SALE DATE: March 1980

SIZE: 2.04 Acres

IMPROVEMENT DESCRIPTION: 960 Sq.Ft. double wide 1976

SITE DESCRIPTION:

Topography - Level

Trees - Border

Services - Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - 2 miles to MUNDARE

SALES DATA AND HISTORY: Sold with Sale # 40.

ADJUSTMENTS: - 10 months TIME ADJUSTMENT: - 10% = $ -4,000.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 36,000.

Improvement Value = -23,000.

Residual Land Value = 13,000.

Minus Services - 6,000. = 7,000.

or $3,431. per Acre.

SALES ANALYSIS OF ACREAGE
SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 42

LEGAL DESCRIPTION: NE 30-56-15-4

SALE PRICE: $6,111.

SALE DATE: January 1978

SIZE: 4.84 Acres.

IMPROVEMENT DESCRIPTION: Vacant old school site.

SITE DESCRIPTION:

Topography - Level

Trees - Some

Services - Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - In WHITFORD

SALES DATA AND HISTORY: County tender sale.

Appraised at $5,000. Sold for $6,111.

ADJUSTMENTS: + 16 months TIME ADJUSTMENT: + 16% = $ +978.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 7,089.

or $1,465. per Acre.

SALES ANALYSIS OF ACREAGE SALES IN THE COUNTY OF LAMONT

SALE NUMBER: 43

LEGAL DESCRIPTION: W½ SE 1-58-16-4

SALE PRICE: $18,500.

SALE DATE: October 1980

SIZE: 20 Acres

IMPROVEMENT DESCRIPTION: Vacant

SITE DESCRIPTION:

Topography - Rolling hills

Trees - Yes

Services - Power

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town -

SALES DATA AND HISTORY: Good recreation land

ADJUSTMENTS: - 16 months TIME ADJUSTMENT: - 16% = $ -2,960.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 15,540.

or $777. per Acre.

SALE NUMBER: 44

LEGAL DESCRIPTION: NE 16-56-17-4

SALE PRICE: Listed at $25,500.

SALE DATE: Listed April 1981

SIZE: 5 Acres

IMPROVEMENT DESCRIPTION: Old house/with well

SITE DESCRIPTION:

Topography - Sloping

Trees - Some

Services - Power/Water

Water/Sloughs - Nil

Access - Good

Roads - Gravel

Distance To Town - In WOSTOK

SALES DATA AND HISTORY: This house is currently listed for sale with IRENE ZUCHT - MELTON REAL ESTATE - 998-7801 or 895-2270. She felt this house should sell for approximately $22,000. in today's market. She also indicated lots in WOSTOK are worth $500. - $600. each.

ADJUSTMENTS: -22 months TIME ADJUSTMENT: -22% = $ -4,840.

ADJUSTED S.P. AFTER TIME ADJUSTMENT: = 17,160.

Minus Improvements = -3,000.

Minus Water Well = -1,500.

Residual Land Value = 12,600.

or $2,532. per Acre.

SALES ANALYSIS CONCLUSIONS

The main problem with the 3 Acre site value in outlying counties is: very few sales of this type of property are available, the further we are from larger municipalities. We must first look at the type of people that buy 3 Acre parcels. The fact of the matter is that they are not farmers, so they must derive their income from other sources, thus meaning they must commute to and from a source of employment. Therefore the smaller 1 to 3 Acre parcels will show a direct relationship in market values to distance from employment. In the County of Lamont these sources appear to be Edmonton, Lamont, and Fort Saskatchewan, all located near the west boundry. Therefore this area will reflect our highest limits of value.

After all useable sales in the County of Lamont were adjusted for time, sloughs, improvements, etc., they were ploted on graphs for each zone, derived from the 80 Acre comparison. These graphs showed us that, indeed market values of the smaller parcels did decrease substantially and in direct proportion to the 80 Acre parcels, the further the parcel was from the employment sources in this county.

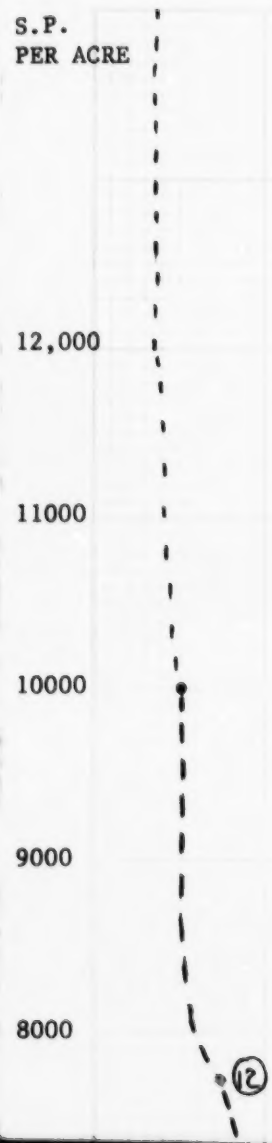
The market trends indicated by these graphs in each particular zone, are felt to relate well to values throughout each zone.

It is therefore my considered opinion that these graphs reflect a fair and accurate estimate of market values for 1979. Looking back at the development approach to value, an estimate of $15,500. was derived for a 3 Acre site in Zone 1. This value is in strong support of the sales analysis in the County of Lamont ($16,500). Previously I have also compared the County of Lamont to the County of Beaver, and derived a value of $16,500. for a 3 Acre parcel in Lamont, Zone 1. This approach to value also reflects that the sales analysis for the County of Lamont is indeed correct.

SALES ANALYSIS CONCLUSIONS Continued . . .

Base Rates and Extension Rates have been derived from all 3 graphs for each zone. Three rates for each area have been developed; up to 1/2 Acre, 1/2 Acre to 1 Acre, and from 1 Acre to 3 Acres. Caution must be used when assessing parcels larger than 3 Acres, and the graph should only be used as a rough estimate of value. Individual appraisals should be done on these parcels.

ADJUSTED SELLING PRICE PER ACRE GRAPH ZONE 1

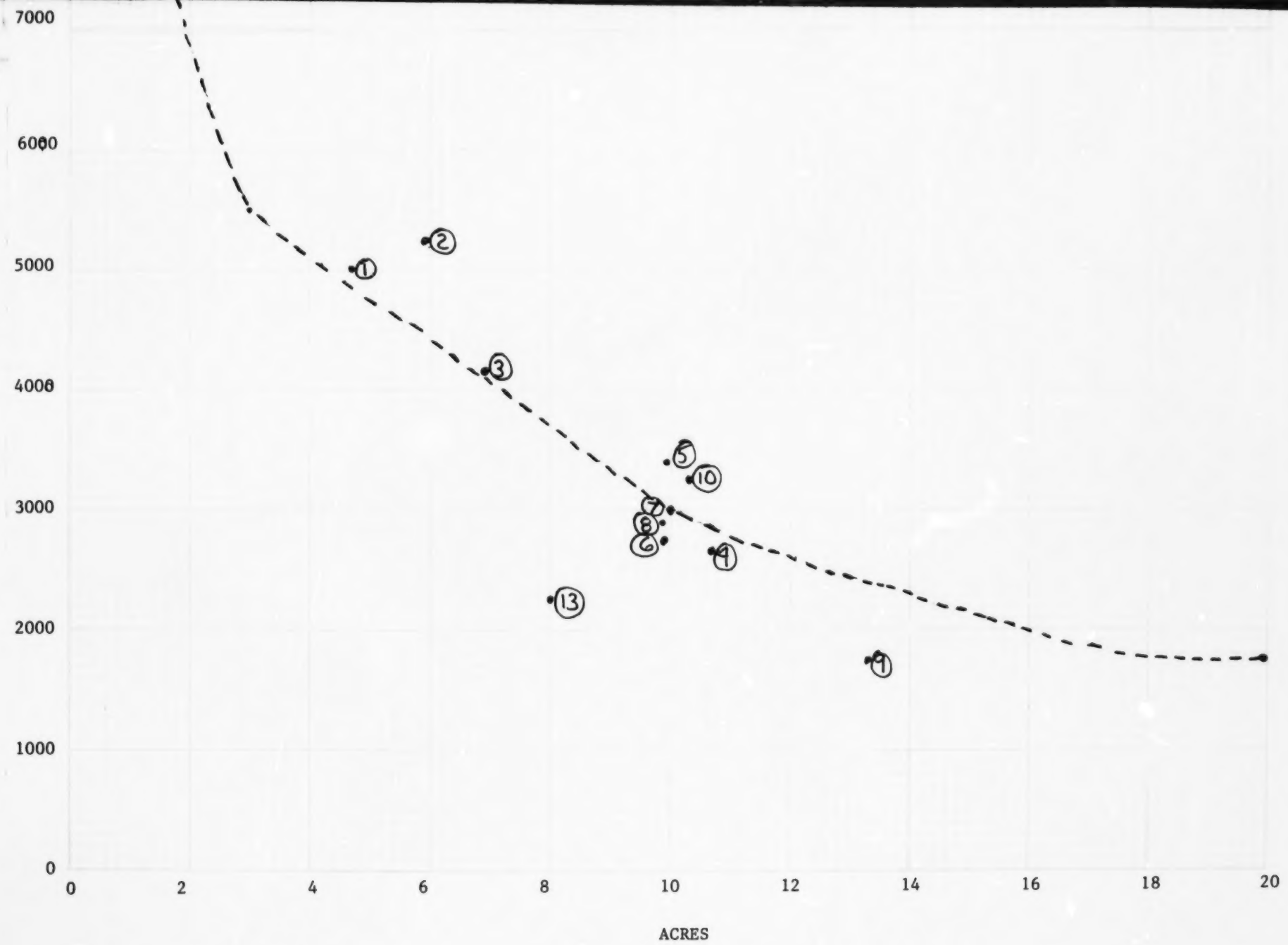


Actual Adjusted Scale

Extension of Curve

Graph Indicates 1/2 acre at $16,000 per acre =$8,000
1 acre at $10,000 per acre =10,000
3 acres at $5,500 per acre =$16,500

Rates up to 1 2 acre @ $16,000 per acre
1/2 acre to 1 acre @ Base $8,000 first half acre
Extension $4,000 second half acre per acr
1 acre to 3 acres at Base $10,000 first acre
Extension $3,250 per acre over first acr


7000
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5000
4000
3000
2000
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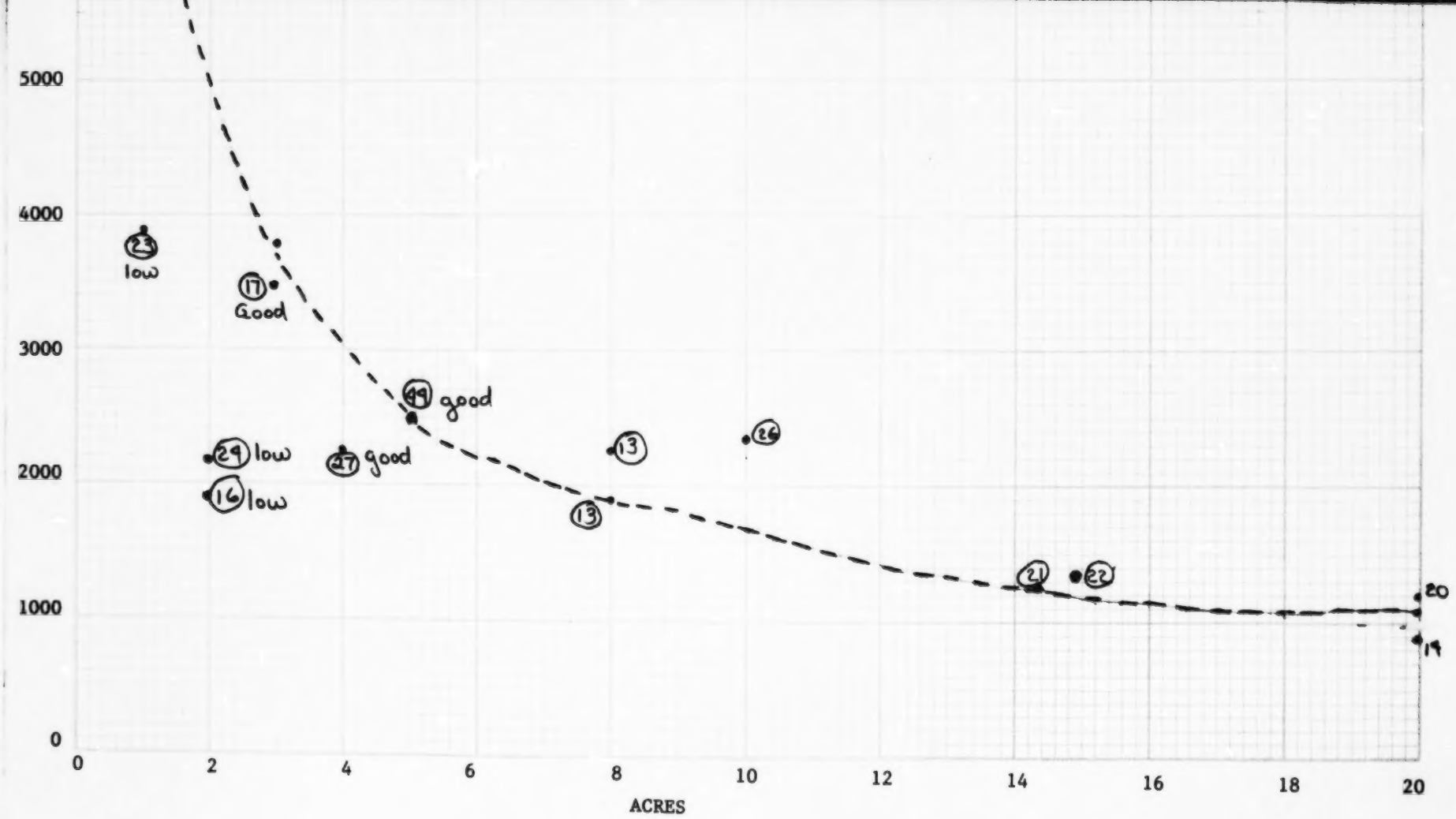
2
4
6
8
10
12
14
16
18
20
ACRES
1
2
3
5
10
7
8
6
4
13
9

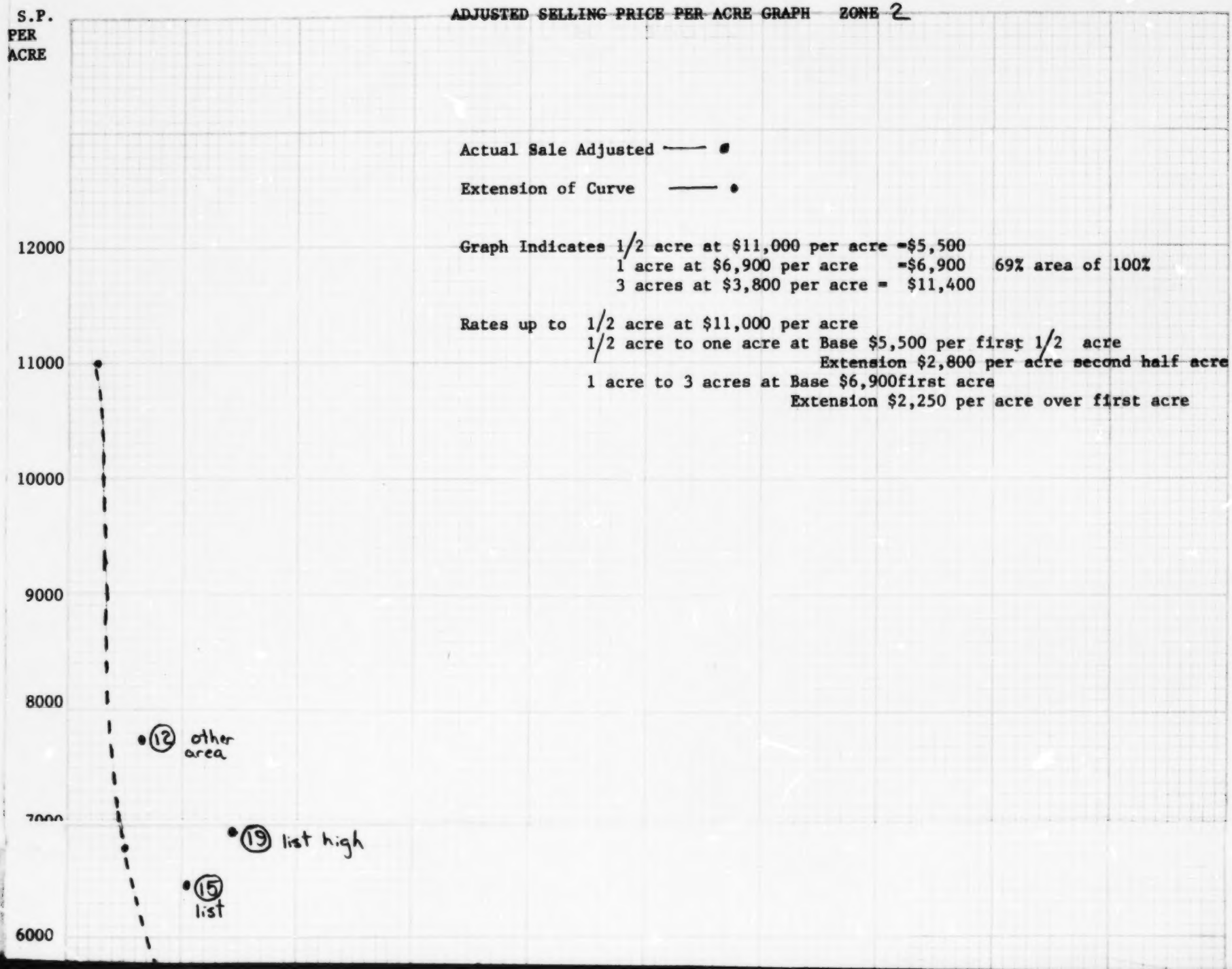
ZONE 1 MARKET PROGRESSION

SIZE	PRICE	PRICE/PER ACRE
3A	$16,500.	$5,500.
4A	20,000.	5,000.
5A	23,000.	4,600.
6A	25,200.	4,200.
7A	27,300.	3,900.
8A	28,800.	3,600.
9A	29,700.	3,300.
10A	30,000.	3,000.
20A	35,000.	1,750.
25A	36,250.	1,450.
40A	40,000.	1,000.
80A	45,000. East Zone 1 51,000. West Zone 1	563. 638.


5000
4000
3000
2000
1000
0
0
2
4
6
8
10
12
14
16
18
20
ACRES
23
low
17
Good
49
good
29
low
27
good
16
low
13
26
13
21
22
20
19

S.P. PER ACRE

ADJUSTED SELLING PRICE PER ACRE GRAPH ZONE 2

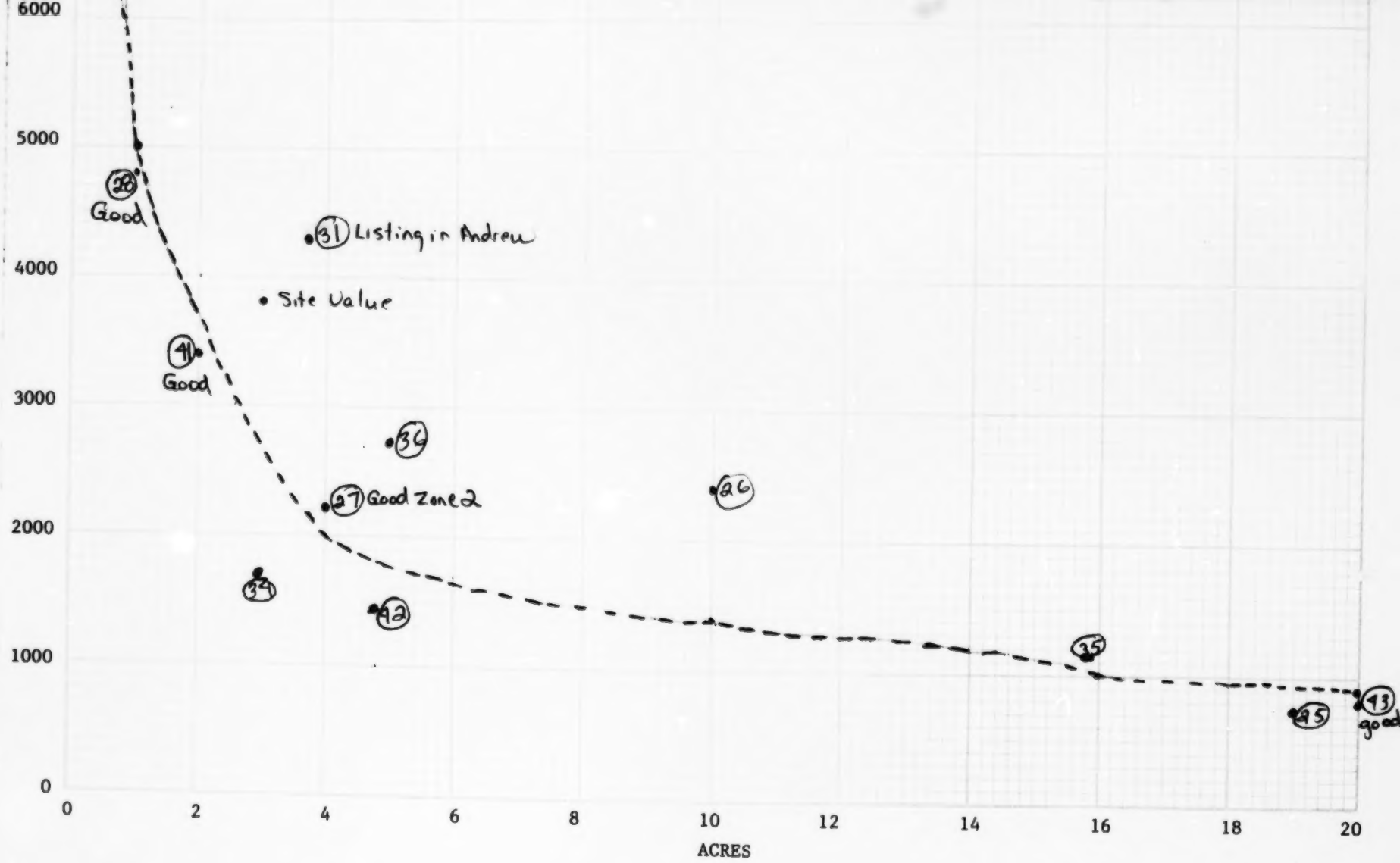


Graph Indicates 1/2 acre at $11,000 per acre =$5,500
1 acre at $6,900 per acre =$6,900 69% area of 100%
3 acres at $3,800 per acre = $11,400

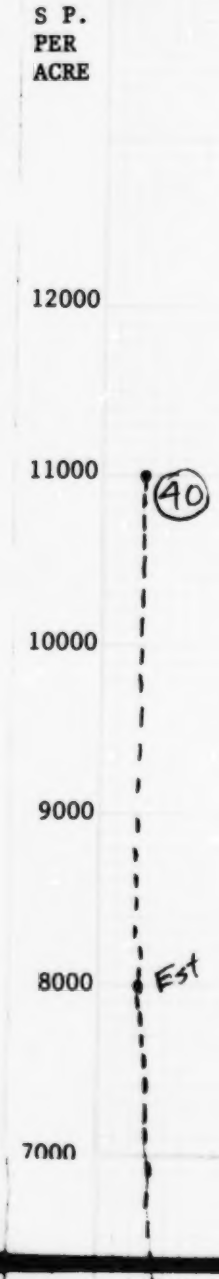
Rates up to 1/2 acre at $11,000 per acre
1/2 acre to one acre at Base $5,500 per first 1/2 acre
Extension $2,800 per acre second half acre
1 acre to 3 acres at Base $6,900first acre
Extension $2,250 per acre over first acre

ZONE 2 MARKET PROGRESSION

SIZE	PRICE	PRICE/PER ACRE
3A	$11,400.	$3,800.
4A	12,000.	3,000.
5A	12,750.	2,550.
6A	13,500.	2,250.
7A	14,140.	2,020.
8A	14,800.	1,850.
9A	15,480.	1,720.
10A	16,000.	1,600.
20A	22,000.	1,100.


6000
5000
4000
3000
2000
1000
0
0
2
4
6
8
10
12
14
16
18
20
ACRES
28
Good
31
Listing in Andrew
Site Value
41
Good
36
27
Good Zone 2
26
32
42
35
45
43
good

ADJUSTED SEELING PRICE PER ACRE GRAPH ZONE 3



Actual Adjusted Sale — •

Extension of curve — •

LARGEPARCEL SALES WITH SLOUGHS

SIZE	Site Value ADJUSTED SALE PRICE	USABLE ACRES
80	14,040	6
40	9,400	17
40	14,470	8
80	13,300	20-30
80	12,450	3
80	12,450	6

GRAPH INDICATES 1/2 acre@ $8,000 per acre =4,000
1 acre at $5000 per acre=$5,000 50% area of 100%
3 acres at $2,750 per acre =$8,250

RATES up to 1/2 acre at $8,000 per acre
1/2 acre to one acre at Base $4,000 first 1/2 acre
Extension $2,000 per acre second half acre
1 acre to3 acres at Base $5,000 first acre
Extension $1,625 per acre over first acre

ZONE 3 MARKET PROGRESSION

SIZE	PRICE	PRICE/PER ACRE
3A	$ 8,250	$2,750.
4A	8,800.	2,200.
5A	9,250.	1,850.
6A	9,900.	1,650.
7A	11,200.	1,600.
8A	12,400.	1,550.
9A	13,500.	1,500.
10A	14,500.	1,450.
20A	18,000.	900.
40A	21,500.	540.
80A	25,000.	310.

INDICATED MARKET VALUES *(ASSESSED VALUES)

ZONE 1	Up to ½ Acre	@ $16,000. per Acre
	*("	@ $10,400. per Acre
	½ Acre to 1 Acre	@ Base $8,000. First ½ Acre Extension $4,000. Second ½ Acre per Acre
	*("	@ Base $5,200. First ½ Acre)
	("	Extension $2,600. Second ½ Acre per Acre)
	1 Acre to 3 Acres	@ Base $10,000. First Acre Extension $3,250. per Acre over First Acre
	*("	@ Base $6,500. First Acre)
	("	Extension $2,110. per Acre over First Acre)
ZONE 2	Up to ½ Acre	@ $11,000. per Acre
	*("	@ $ 7,150. per Acre)
	½ Acre to 1 Acre	@ Base $5,500. First ½ Acre Extension $2,800. Second ½ Acre per Acre
	*("	@ Base $3,580. First ½ Acre)
	("	Extension $1,820. Second ½ Acre per Acre)
	1 Acre to 3 Acres	@ $6,900. First Acre Extension $2,250. per Acre over First Acre
	*("	@ Base $4,490. First Acre)
	("	Extension $1,460. per Acre over First Acre)
ZONE 3	Up to ½ Acre	@ $8,000. per Acre
	*("	@ $5,200. Per Acre)
	½ Acre to 1 Acre	@ Base $4,000. First ½ Acre Extension $2,000. Second ½ Acre per Acre
	*("	@ Base $2,600. First ½ Acre)
	("	Extension $1,300. Second ½ Acre per Acre)

ZONE 3 Continued . . .

	1 Acre to 3 Acres	@ Base $5,000. First Acre Extension $1,625. per Acre over First Acre
*(	"	@ Base $3,250. First Acre)
(	"	Extension $1,060. per Acre over First Acre)

PHASE-IN BETWEEN ZONES

Difficulties arise in implementing the 3 zone systems on perimeters, as different market values are reflected on different sides of a line.

Therefore a program of phasing-in values in each zone must be implemented.

Zone 1 values appear to be constant throughout and the same values will be used throughout the zone with no phase-in process.

Zone 2 values are considerably lower and therefore a phasing up to Zone 1 values are required. An adjustment of +5% per 1/2 mile for the first 4 miles on the west perimeter of Zone 2 is deemed appropriate. Note: Bands 2 and 3, 4 and 5, 6 and 7, have been tied together as only a road separates neighbours and, for comparison, is more equitable.

Zone 2 Example:			3A Dollar Value	Percent Increase
Assessment Values	Zone 2		$ 7,410.	Nil
	Band 1	(+370)	7,780.	+ 5%
	Band 2	(+370)	8,150.	+10%
Zone 2	Band 3	(+370)	8,150.	+10%
Phase-In	Band 4	(+740)	8,890.	+20%
	Band 5	(+740)	8,890.	+20%
	Band 6	(+740)	9,630.	+30%
	Band 7	(+740)	9,630.	+30%
	Band 8	(+740)	10,370.	+40%
	Zone 1		10,720.	Nil

Zone 3 values are considerably lower than Zone 2 and therefore a phasing up of Zone 3 values are required. An adjustment of +5.4% per 1/2 mile for the first 3 miles on the west perimeter of Zone 3 is deemed appropriate:

Zone 3 Example:			3A Dollar Value	Percent Increase
Assessment Values	Zone 3		$ 5,360.	Nil
	Band 1	(+290)	5,650.	+ 5.4%
	Band 2	(+290)	5,940.	+10.8%
	Band 3	(+290)	5,940.	+10.8%
	Band 4	(+580)	6,520.	+21.6%
	Band 5	(+580)	6,520.	+21.6%
	Band 6	(+580)	7,100.	+32.4%
	Zone 2		7,410.	Nil

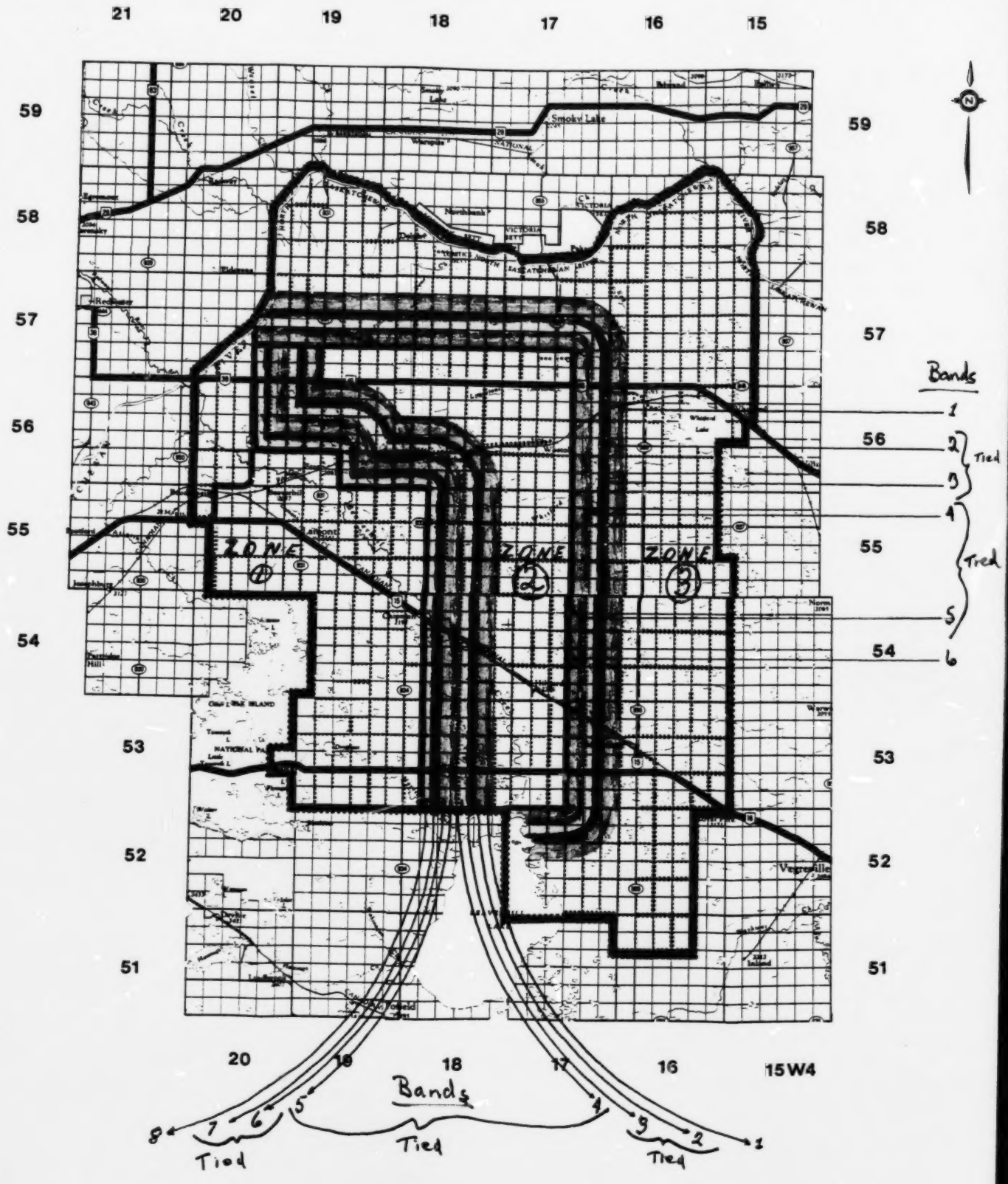
Note: Bands 2 and 3, 4 and 5, have been tied together as only a road separates neighbours and, for comparison, is more equitable.

* Note: Extreme caution must be used in the Northwest corner of the County where the 3 Zones meet and the assessor must use discretion and value judgement to bring these values into the proper progression.

* Note: Corners of these areas also present a small problem in that corners are sometimes cut by two bands. In this case we would suggest that the predominate area, or band, be used for the adjustment process.

Reference: See large Phase-In Map for Adjustments and Clarity, small map attached is for convenience only.

PHASE - IN


21
20
19
18
17
16
15
59
58
57
56
55
54
53
52
51
Smoky Lake
ZONE 1
ZONE 2
ZONE 3
Bands
1
2
3
4
5
6
Tied
Tied
20
19
18
17
16
15W4
Bands
8
7
6
5
4
3
2
1
Tied
Tied
Tied

SALES ANALYSIS ACREAGES SURROUNDING BRUDERHEIM

Acreages within 1/2 mile of Bruderheim requiring adjustment for proximity and annexation possibility.

Location: SE-NE-NW-4-56-20-4
NE-NW-5-56-20-4
SE-SW-32-55-20-4
SE-SW-NE-NW- 33-55-20-4

Acreages within 1 mile of Bruderheim requiring adjustment for proximity.

Location: SW-SE-8-56-20-4
SW-9-56-20-4
SW-4-56-20-4
NW-34-56-20-4

Market Values of:	1/2 Acre	=	$ 8,000.
Zone 1	1 Acre	=	10,000.
	3 Acres	=	16,500.

SALE #1

Legal Description:	3163 R.S. Lot A	
Size:	8.48 Acres	
Sale Price:	$65,750.	$81,300.
Sale Date:	7/78	6/79
Time Adjustment:	+11%	Nil
Time Adjustment Sale Price:	$73,000.	$81,300.
Less Improvements:	-15,000.	-15,000.
Residual Land Value:	$58,000.	$66,300.
Less Highway Advantage:	-5%	-5%
Residual Land Value:	$55,000.	$63,000.
Less Two Mobile Sites:	-5,000.	-5,000.
Residual Land Value:	$50,100.	$58,000.
Less Services:	-6,000.	-6,000.
Residual Land Value:	$44,100.	$52,000.
Price Per Acre:	$5,200/Acre	$6,130/Acre
Estimated Market Value Zone 1	$3,500. per Acre to $4,000. per Acre/8.5 Acre parcel	
Percentage Increase:	+49% to +30%	+75% to 53%
	Say 50%	

History: This parcel of land is close to Bruderheim and a number of small business operations were going to be started here eg: Mobile Home Stalls, Horse Breeder. This parcel tends to reflect the higher limit of market value.

SALE #2

Legal Description:	1843 C.L. Block 11
Size:	2.26 Acres
Sale Price:	$14,000.
Sale Date:	June 1976
Time Adjustment:	+36%
Time Adjustment Sale Price:	$19,040.
Price Per Acre:	$8,425/Acre

Estimated Market Value Zone 1 $6,400. per Acre/for 2.26 Acre parcel.

Percentage Increase:	+32%
	Say 30% Increase

History: This parcel was not annexed to Bruderheim at sale date but was later annexed in January 1978. Not serviced at sale date.

SALE #3

Legal Description: 1843 C.L. Block 1 and 2

Size: 8.61 Acres

Sale Price: $65,000.

Sale Date: September 1977

Time Adjustment: +21%

Time Adjustment Sale Price: $78,650.

Price Per Acre: $9,135./Acre

Estimated Market Value Zone 1 $3,500. per Acre to $4,000. per Acre/8.61 Acre parcel.

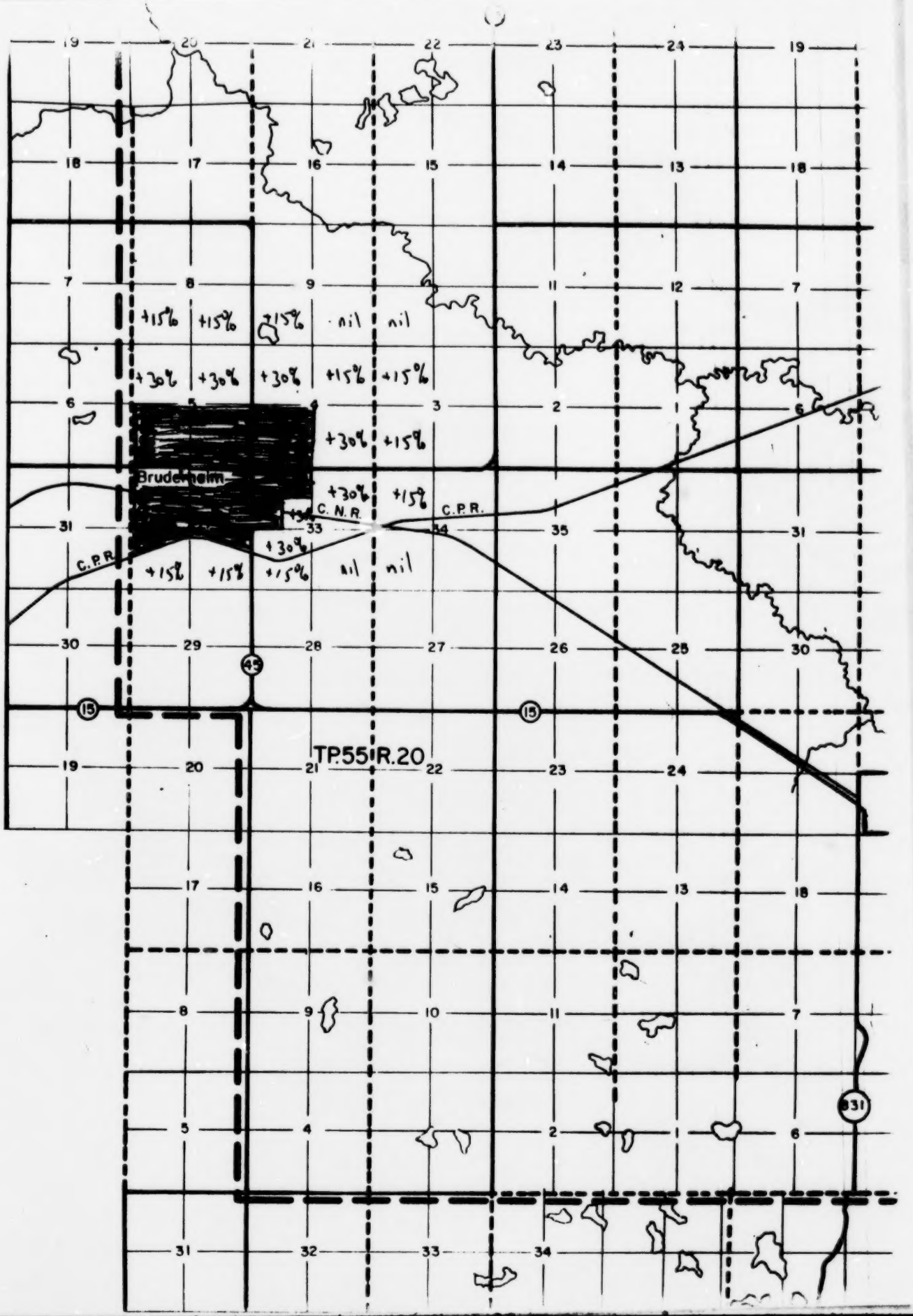
Percentage Increase: +260% to +230%

History: This parcel of land sold just before annexation to Bruderheim and therefore sale reflects much higher value due to impending annexation.

Conclusions:

An increase of +30% is deemed appropriate for parcels with annexation possibilities, and +15% for parcels with close proximity.

See map (next page) for adjustments.


+15%
+15%
+15%
nil
nil
+30%
+30%
+30%
+15%
+15%
+30%
+15%
Brudenheim
+30%
+15%
C.N.R.
C.P.R.
C.P.R.
+30%
+15%
+15%
+15%
nil
nil
43
15
15
TP.55 R.20
331

SALES ANALYSIS ACREAGES SURROUNDING LAMONT

Acreages within 1/2 mile of Lamont requiring adjustment for proximity and annexation possibilities.

Location: NE-SE-SW-16-55-19-W4
NW-SW-SE-17-55-19-W4
NE-18-55-19-W4
NE-SE-19-55-19-W4
SW-SE-20-55-19-W4
NW-NE-SE-21-55-19-W4

Acreages within 1 mile of Lamont requiring adjustment for proximity.

Location: NW-SW-15-55-19-W4
NW-19-55-19-W4
NW-SW-22-55-19-W4
SW-SE-28-55-19-W4
SW-SE-29-55-19-W4
SE-30-55-19-W4

Market Value of:	1/2 Acre	=	$ 8,000.
Zone 1	1 Acre	=	10,000.
	3 Acre	=	16,500.

SALE #1

Legal Description:	5947 K.S. Lot A
Size:	8.48 Acres
Sale Price:	$55,000.
Sale Date:	November 1978
Time Adjustment:	+7%
Time Adjustment Sale Price:	$57,750.
Less Improvements:	-$4,000.
Residual Land Value:	$53,750.
Price Per Acre:	$6,338. per Acre

History: This parcel of land sold for new Concrete Batch Plant. Probably sold before annexation.

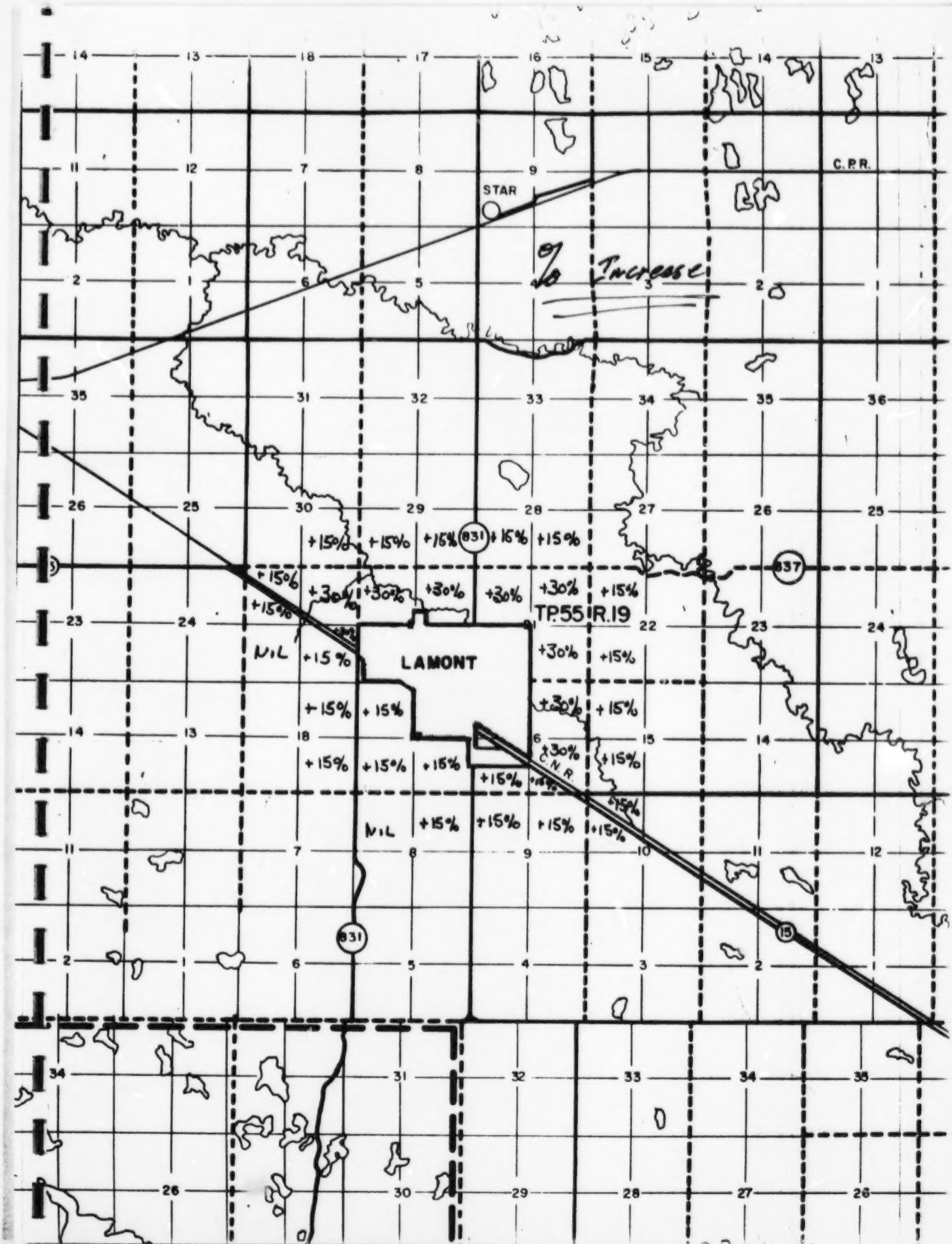
SALE #2

Legal Description:	3066 E.T. Parcel B
Size:	6.84 Acres
Sale Price:	$90,000.
Sale Date:	May 1979
Time Adjustment:	+1%
Time Adjustment Sale Price:	$90,900.
Price Per Acre:	$13,289. per Acre

History: This parcel of land is prime for development and is annexed into town already.

Conclusions:

Sale #1 is across the highway and shows an increase in value of 15% to 30% for proximity. Sales on the other side of the highway are much more, likely to be annexed, and therefore higher values on the north side of Highway #15 are in order. Lot prices in Lamont reflect lower values than those in Bruderheim, but acreage parcels are felt to relate well. It is therefore deemed appropriate that acreage increases should be in line with Bruderheim. Acreages within 1/2 mile on north side of Highway #15 = +30%. Acreages within 1 mile and on south side of Highway #15 = +15%. (Refer to map.)


C.P.R.
STAR
% Increase
831
837
TP.55 R.19
LAMONT
C.N.R.
15
+15%
+30%
NIL

SALES ANALYSIS ACREAGES SURROUNDING CHIPMAN

Acreages within 1/2 mile of Chipman requiring adjustment for proximity and annexation possibility.

Location: SW-NW-29-54-18-4
SE-SW-NW-30-54-18-4
SW-SE-31-54-18-4
SW-32-54-18-4

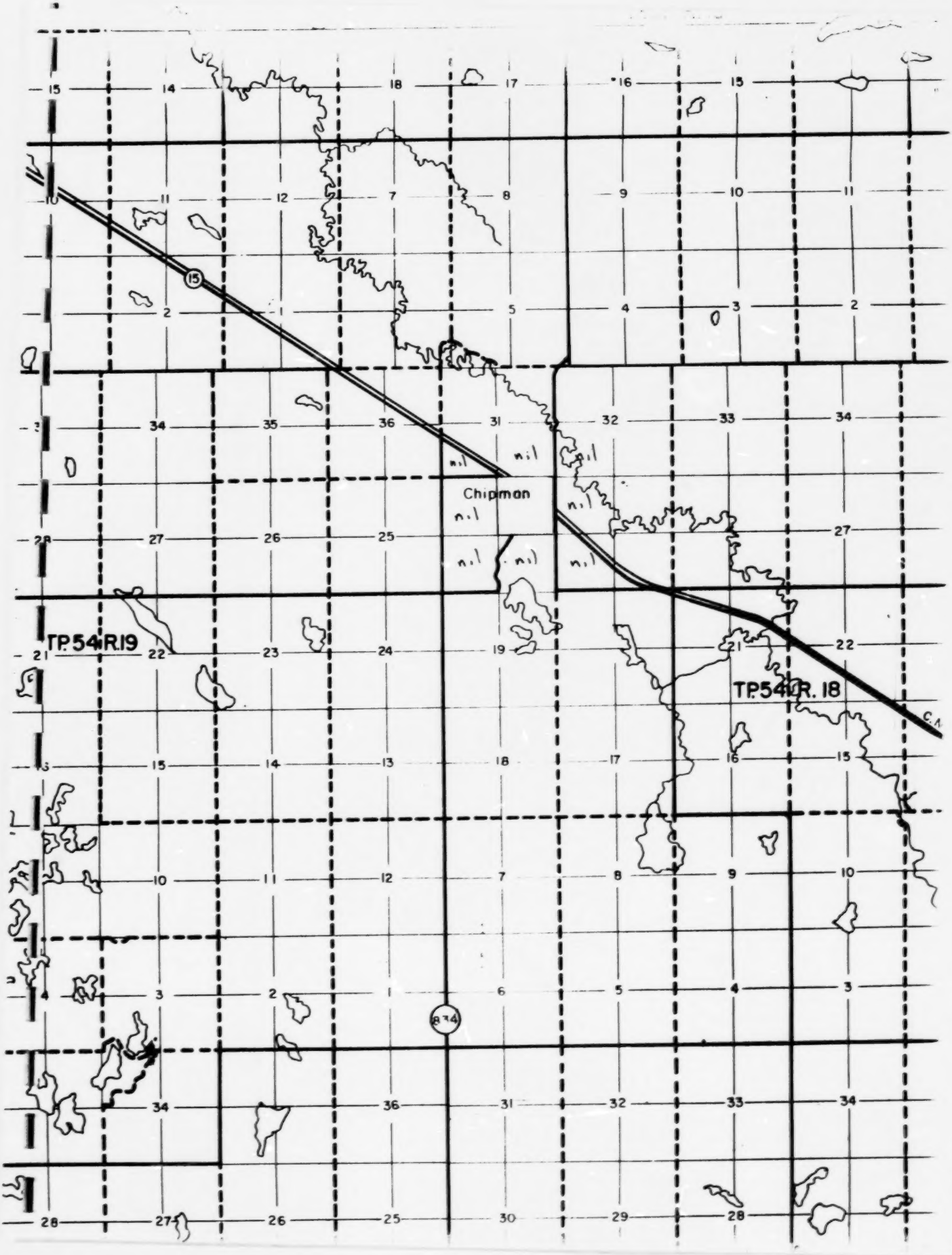
Market Values of: 1/2 Acre = $ 8,000.
1 Acre = 10,000.
3 Acres = 16,500.

No sales data for smaller Acreages surrounding Chipman was available, so the following sales in the Village of Chipman were analyzed.

#1	4802 C.L.	Block 17	Sold October 1980 for $12,000. Low lying in town - 3.5 Acres.
#2	4604 C.L.	Parcel B	Sold April 1978 for $10,000. Small house on 1 Acre.
#3	4802 C.L.	Block 20	Sold April 1978 for $10,000. 3.67 Acres. Good deal. Check sale #20.

Conclusions:

No adjustment deemed appropriate.


Chipman
n.l
TP.54 R.19
TP.54 R. 18
15
874

SALES ANALYSIS ACREAGES SURROUNDING MUNDARE

Acreages within 1/2 mile of Mundare requiring adjustment for proximity and annexation possibilities.

Location: SE-SW-NW-19-53-16-W4
SW-NW-20-53-16-W4
SW-29-53-16-W4
SE-SW-30-53-16-W4

Acreages within 1 mile of Mundare requiring adjustment for proximity.

Location: NE-20-53-16-W4
NW-29-53-16-W4
NE-NW-30-53-16-W4

Market Values of:	1/2 Acre	=	$4,000.
Zone 3	1 Acre	=	5,000.
	3 Acres	=	8,250.

No sales data for smaller Acreages surrounding Mundare was available, so the following sales in the Town of Mundare were analyzed.

#1 2864 C.L. Block 27 (west C. of T. and east C. of T.) .5 Acres Sold August 1977 for $4,999.
+ 24% for time = $ 6,199.
or $12,398. per Acre

#2 2864 C.L. Block 27 2.11 Acres Sold October 1977 for $19,000.
+ 21% for time = $22,990.
or $10,896. per Acre

#3 2864 C.L. Block 37 3.10 Acres Sold January 1979 for $29,500.
+ 5% for time = $30,975.
- 3,000. well
or $9,024. per Acre

#4 2864 C.L. Block 35 4.47 Acres Sold June 1979 for $25,000.
+ 5% for time = $26,250.
or $5,870. per Acre

#5 C. of T. East side of Mundare

Low with poor improvement

.5 Acre Sold March 1981 for $8,000.

Improvements -1,500.

$6,500.

-21% for time = $5,135.

or $10,270. per Acre

#6 C. of T. West side of Mundare

Poor improvement

2.4 Acres Sold January 1981 for $18,600.

Improvements -1,500.

$17.100.

-17% for time = $14,193.

or $5,914. per Acre

#7 C. of T. South side of Mundare - just out

Poor improvement

.17 Acre Sold April 1978 for $5,500.

Improvements -1,500.

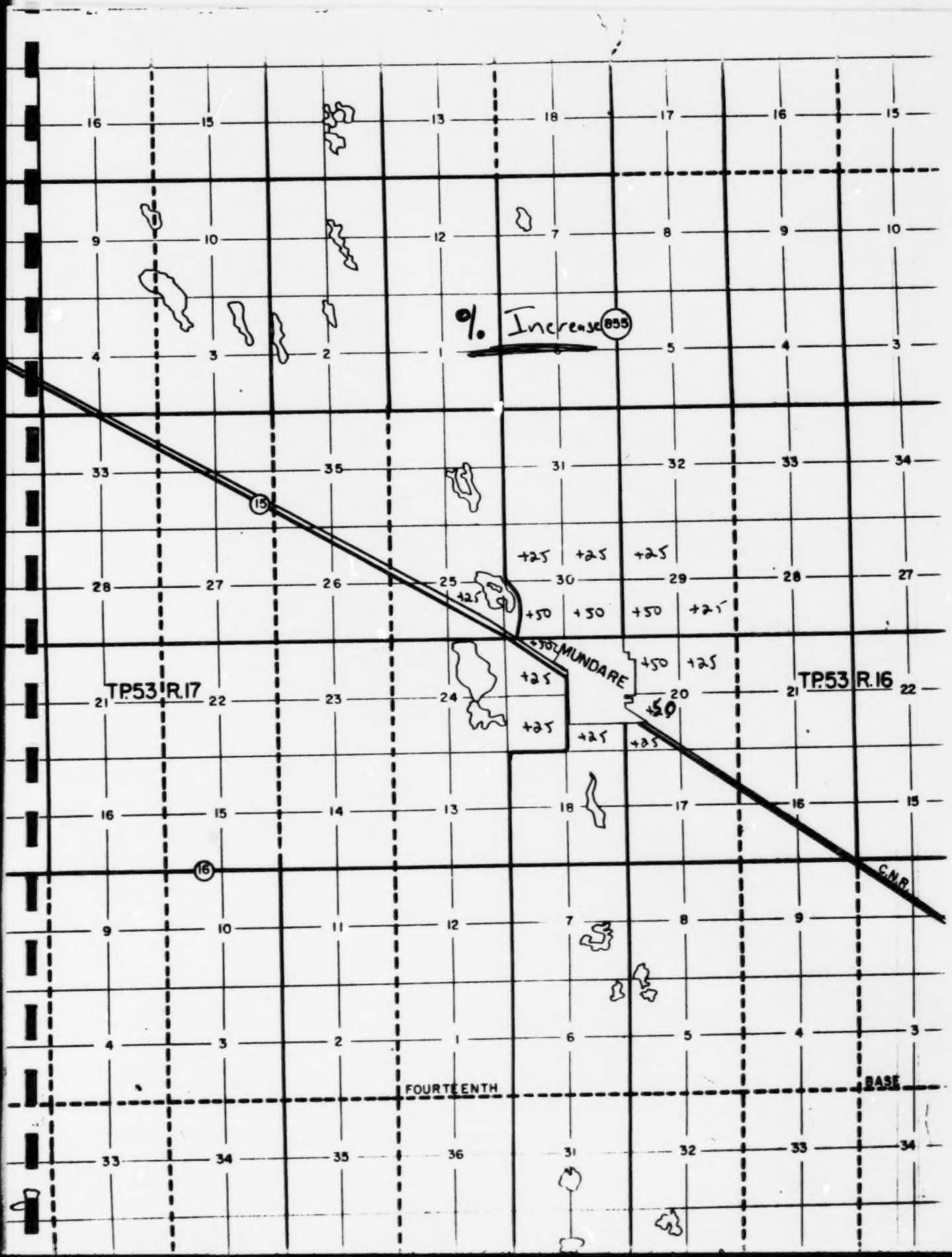
$4,000.

+14% for time = $4,560.

or $26,820. per Acre

Conclusions:

All sales analyzed were within the Town of Mundare and reflected much higher values. These sales must be used with extreme caution. An adjustment of +50% is deemed appropriate in the best areas, while an adjustment of +25% in the other areas is adjudged to be in line. See map (next page).


% Increase
855
TP.53 R.17
TP.53 R.16
MUNDARE
C.N.R.
FOURTEENTH
BASE
15
16
+25
+50

SALES ANALYSIS FOR ACREAGES SURROUNDING ANDREW

Acreages within 1/2 mile of Andrew requiring adjustment for proximity and annexation possibilities.

Location:	NW-28-56-16-4
	NE-NW-29-56-16-4
	SW-NE-NW-32-56-16-4
	SW-NW-33-56-16-4

Acreages within 1 mile of Andrew requiring adjustment for proximity.

Location:	SE-SW-04-57-16-4
	SE-SW-05-57-16-4
	SW-28-56-16-4
	SW-SE-29-56-16-4
	SE-NE-30-56-16-4
	NE-SE-31-56-16-4
	NW-SE-33-56-16-4

Market Value of:	1/2 Acre	= $4,000.
Zone 3	1 Acres	= 5,000.
	3 Acres	= 8,250.

SALE #1

Legal Description:	SE-32-56-16-4
Size:	4.6 Acres
Sale Price:	$23,000.
Sale Date:	September 1980
Time Adjustment:	-15%
Time Adjustment Sale Price:	$19,550.
Less Improvements:	-$2,000.
Residual Land Value:	$17,550.
Price Per Acre:	$3,815. per Acre

History: This parcel of land is in Town with an older improvement on it.

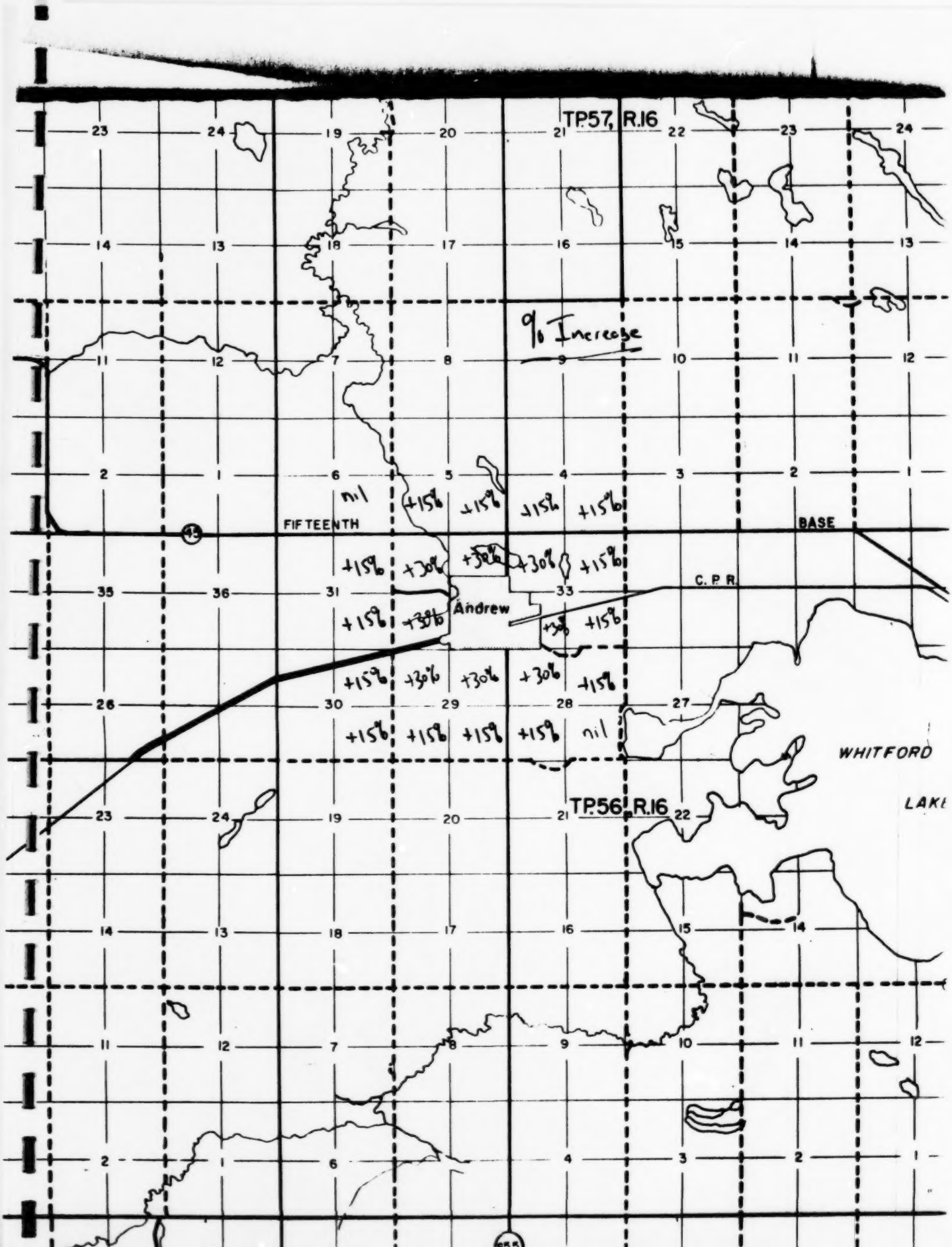
SALE #2

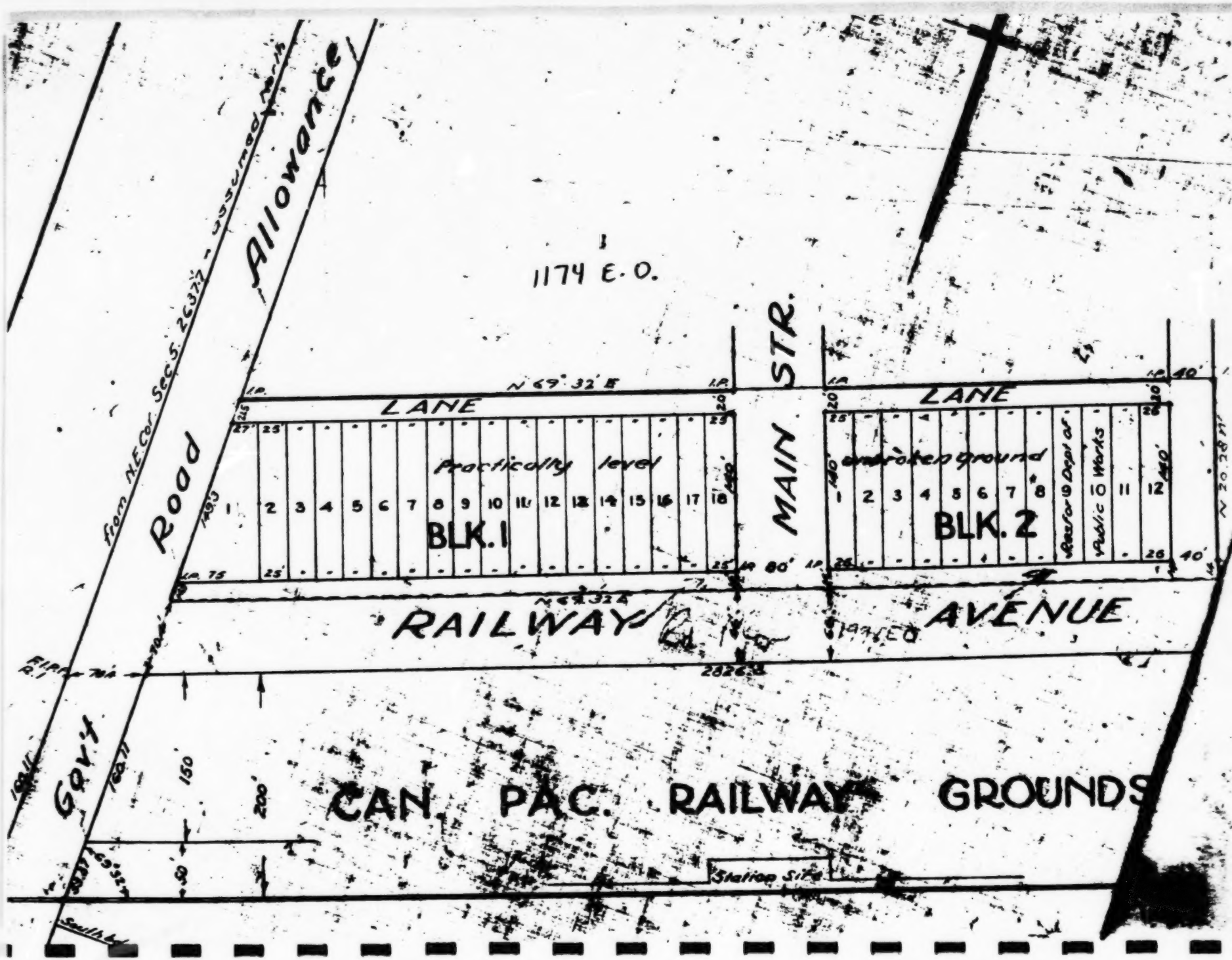
Legal Description:	SW-33-56-16-4
Size:	3.7 Acres
List Price:	$22,000.
List Date:	February 1981
Time Adjustment:	-20%
Listing Adjustment:	-10%
Adjusted List Price:	$15,400.
Price Per Acre:	$4,162. per Acre

History: This parcel of land is in Town with an old mobile home of no value.

Conclusions:

Acreages in town appear to be selling for approximately 40% higher than Zone 3 values. It is felt that acreages on the perimeter of Andrew bear a close relationship to those acreages just inside the town itself. Therefore an increase in value of +30% is deemed appropriate for acreages within 1/2 a mile of Andrew, and +15% for parcels within 1 mile.


TP.57, R.16
% Increase
nil
+15%
+30%
FIFTEENTH
BASE
C. P. R.
Andrew
WHITFORD
LAKE
TP.56, R.16


1174 E.O.
Allowance
Road
from NE Cor. Sec 5, 26 3/4 - assumed North
MAIN STR.
LANE
LANE
N 69° 32' E
Practically level
BLK. 1
BLK. 2
Reserved Depot &
Public Works
RAILWAY
AVENUE
CAN. PAC. RAILWAY GROUNDS
Station Site
GOV'T
Road
Survey Line

LAND VALUES HAMLET OF STAR

History: This is a very small hamlet with close proximity to Lamont. Lamont Star Motors (1977) Ltd., is the only business in the hamlet.

Mostly opinions of value and heresay information was used to derive values in this hamlet, by talking to realtors, appraisers and town residents.

Ed Wacko A.A.C.I. felt that $1,500. per lot was approximate market value for 1979 as he has heard of a couple of lots selling for this price.

Irene Zucht felt that the $1,500. per lot figure was appropriate.

A resident of Star, Ed. Drolet, felt that the $1,500. per lot figure seemed realistic. He also informed me that the 3 lots bought by Larry Carter in Star for $10,000. was too high, because it included everything that was in the Old Blacksmith Shop. (Old tractor, antiques, estimated value $5,000. - $6,000.)

Conclusions:

	Market	Assessment
25' x 140' Lot in Star =	$1,500.	$980.

Lot 1 Block 1 Star Motors lot equal to 2 lots.

LAND VALUES HAMLET OF ST. MICHAEL

History: This is one of the largest and best hamlets in the County of Lamont, with some commercial buildings, and a population of approximately 100 people. This is the only hamlet with water supplied by a co-op.

Sales Data:

Sale #1

1749E.O. Lot 10 Block 1 (30' x 150' average)
Old house, Garage, Post Office, fair to poor condition.
Sold November 1976 for $14,200.

Sale #2

1749E.O. Lot 9 Block 1 (30' x 160' average)
Old Pool Hall, scrap value only, no economic value.
Sold May 1980 for $2,500. (Land value only.)

Sale #3

1749E.O. Lot 16 Block 2 (45' x 110' average)
Renovated 50' x 50' Warehouse, estimated value at $3,000. after economic obsolescence.
Sold April 1980 for $6,000.

Sale #4

1749E.O. Lot 6 Block 2 (30' x 110')

Old shack, removed and new trailer moved in.

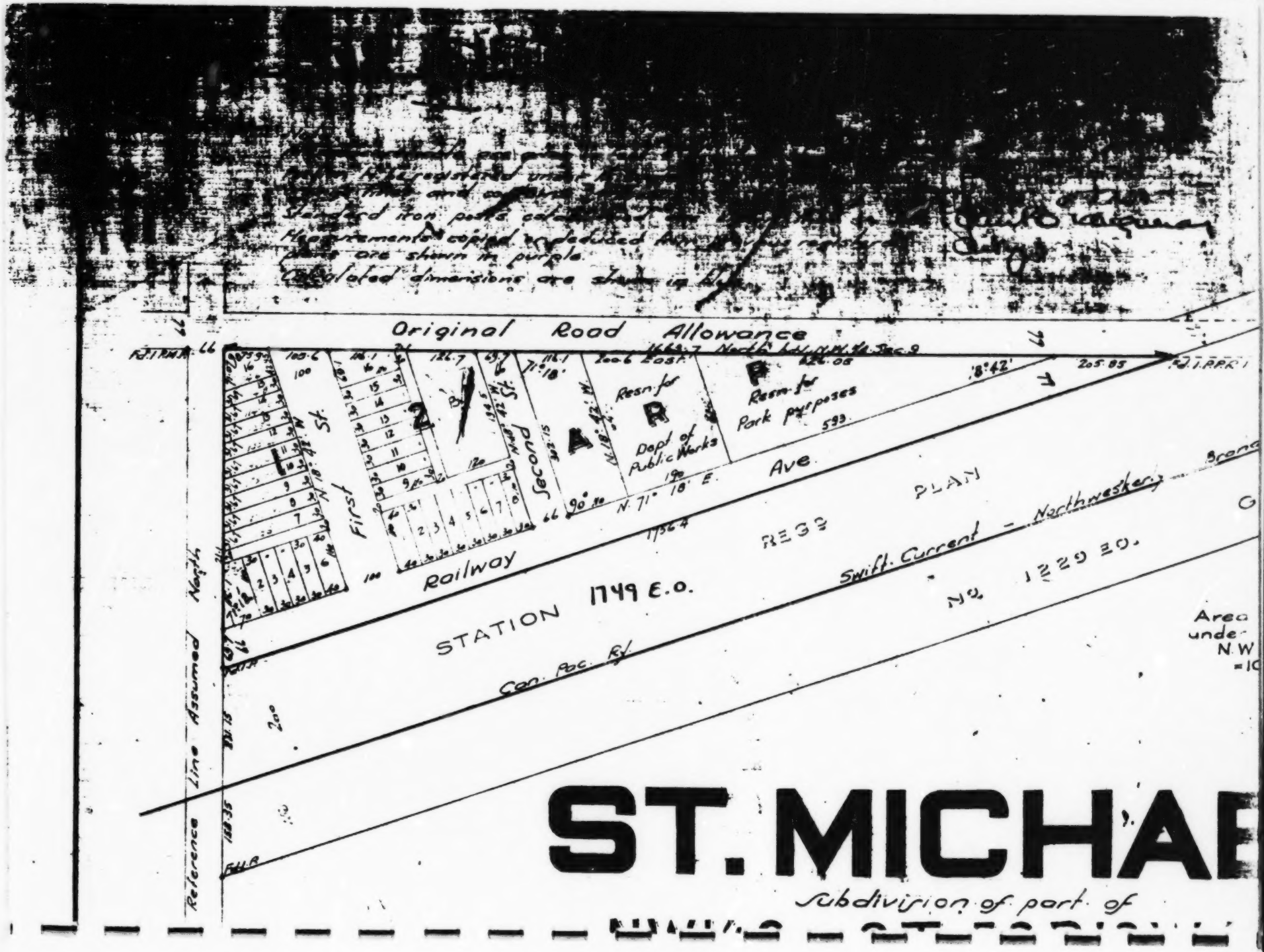
Sold March 1977 for $2,000.

Conclusions:

Recent sales in this hamlet were difficult to find. This hamlet is one of the best hamlets in the county reflecting slightly higher values than other hamlets in the county.

Therefore:

	Market Value	Assessment Value
Standard		
30' x 110' lot	$2,200.	$1,430.
	↑ +20%	
Maximum Largest Lot	↓	
Irregular Shapes	$2,800.	$1,820.


Original Road Allowance
Reference Line Assumed North
First
Second
St.
Ave.
Railway
Con. Pac. Ry.
Swift Current - Northwestern
STATION 1749 E.O.
PLAN
REG'D
NO. 1229 E.O.
Reserved for Park purposes
Dept of Public Works
N. 71° 18' E.
ST. MICHAE
Subdivision of part of

NE 8
330
330 E 220
Jr. H. School
School Dist
No 3
330
220
330
County of Lemont

LAND VALUES HAMLET OF WOSTOK

History: This is a very small hamlet, with approximately 10 residences and a hotel. County of Lamont owns a number of lots in this hamlet due to back taxes.

Sales Analysis:

Sale #1

Legal Description: Lots 9 + 10 Block 2 Plan 906E.T.

Sizes: Lot 9 = 60.2'x 120'

Lot 10 = 50'x 120'= 13,224 sq.ft.Total

Sold October 1980 for $6,000.

Time Adjustment	16 months	-16% =	$ -960.
		Residual Land Value =	5,040.
		Minus Septic Field =	-2,500.
		Minus Water Well =	-1,500.
		Residual Land Value =	1,040.

(+10%) Say $550. for Lot 9 (60.2')

(Regular) Say $500. for Lot 10 (50')

Conversation with Irene Zucht, realtor for A. E. Le Page 998-7801. She felt lots in Wostok should be valued at $500. - $600. each.

Conversation with Ed Wacko, A.A.C.I., appraiser for the County and with Alberta Government in the same capacity, 895-7568. He felt a lot in Wostok should be valued at approximately $500.

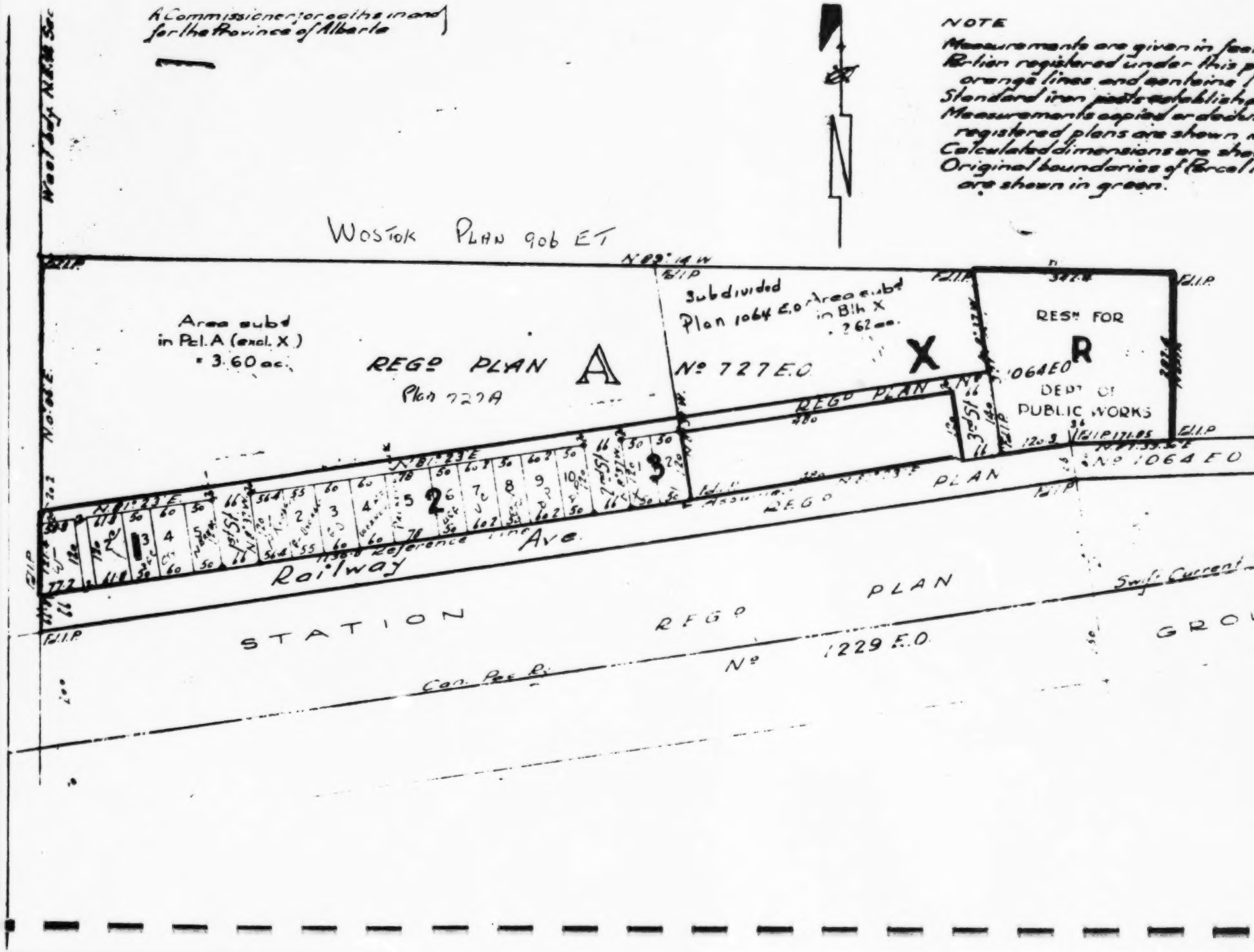
Conclusions:

The sales analysis of Sale #1 seems to relate well to realtor's and Appraiser's comments.

Therefore:

		Market	Assessment
A 50'+120' lot	=	$500.	$330.
A 60,2'+120' lot +10%	=	550.	360.

To a maximum of +20% for size.


A Commissioner for oaths in and for the Province of Alberta
NOTE
Measurements are given in feet
Plan registered under this p
orange lines and contains
Standard iron posts established
Measurements applied or deduc
registered plans are shown
Calculated dimensions are sho
Original boundaries of Parcel
are shown in green.
WOSTOK PLAN 906 ET
West Bdy. N.E.¼ Sec.
N 89° 14' W
E.I.P.
Area subd in Pcl. A (excl. X) = 3.60 ac.
REG'D PLAN A
Plan 727A
Subdivided Plan 1064 E.O.
Area subd in Blk X = .262 ac.
No 727 E.O.
X
R
RESN FOR
No 1064 E.O.
DEPT OF PUBLIC WORKS
REG'D PLAN
PLAN
N 89° 23' E
Reference Line
Ave.
Railway
STATION
REG'D PLAN
No 1229 E.O.
Con. Pcs. R.
Swift Current
GRO

in the Province of Alberta this 11th day of January A.D. 1934.

A Commissioner for oaths in and for the Province of Alberta.

E.W. Churchill

A Commissioner for oaths in and for the Province of Alberta.

NOTE

Measurements are given in feet
Portion registered under this pl
orange lines and contains 17
Standard iron posts established
Measurements copied or deduc
registered plans are shown in
Calculated dimensions are show
Original boundaries of Parcel A
are shown in green.

West 33rd St. W.

N.89°14'W

F.I.P

Area subd in Pcl. A (excl. X) = 3.60 ac.

REG° PLAN A

N° 727 E.O.

Area subd in Blk. X = 2.62 ac.

X

RESN FOR DEPT OF PUBLIC WORKS

R

N° 1064 E.O.

REG° PLAN N° 480

3rd St. W.

N.89°14'W 342.8

N.89°14'W 287.4

N.89°23'E

Assumed

REG° PLAN

N° 480

N.89°23'E

Railway Reference Line

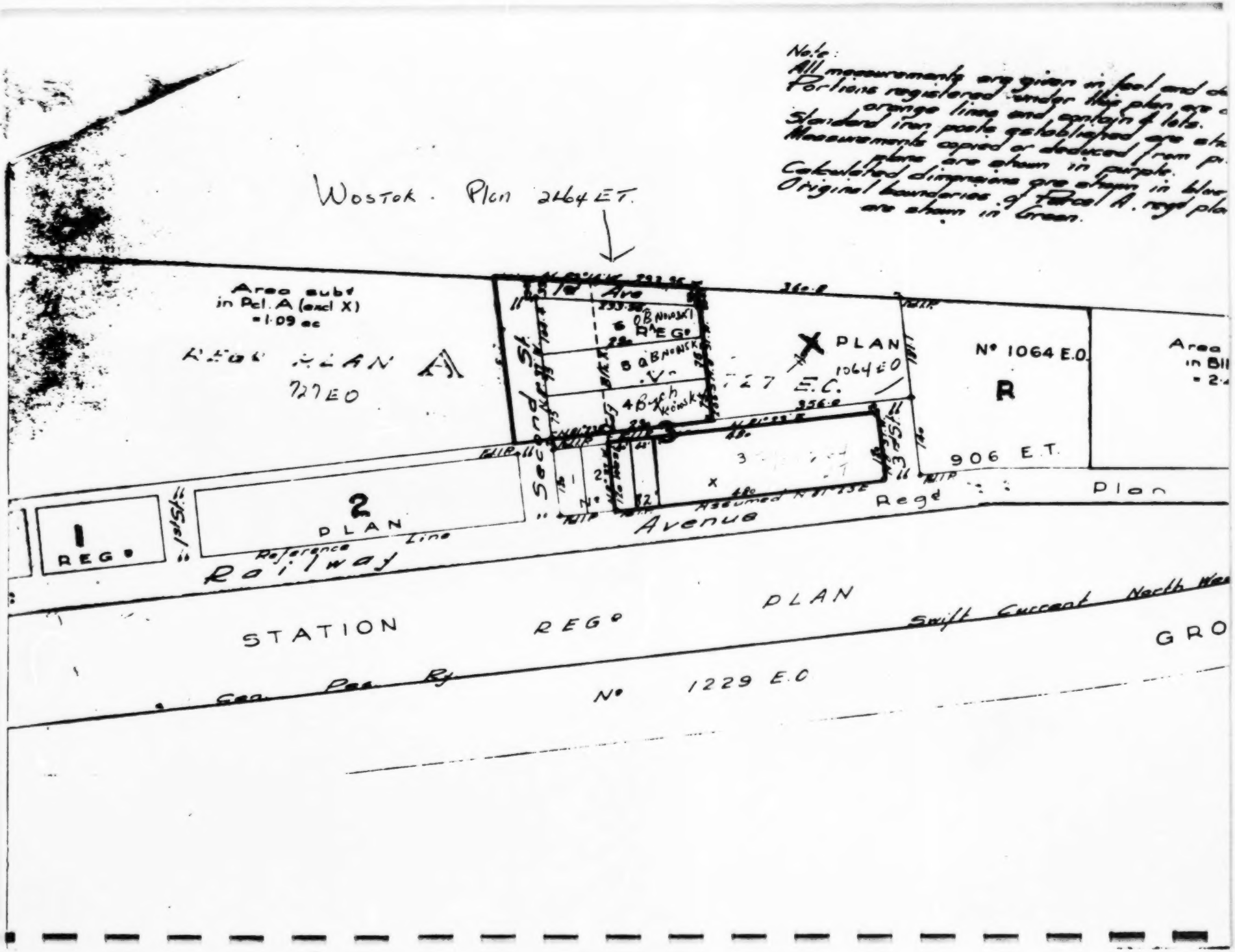
Ave.

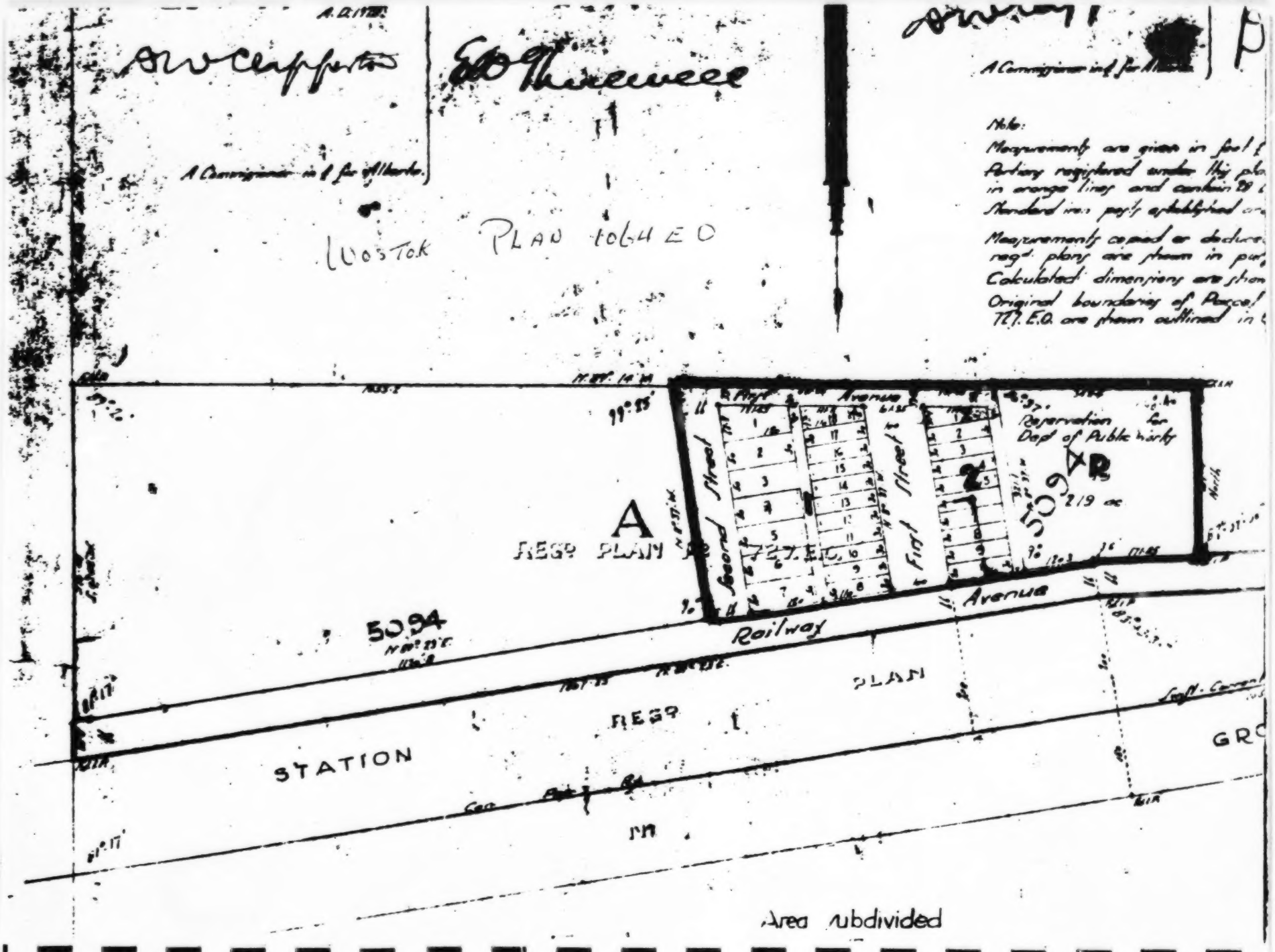
STATION REG° PLAN N° 1229 E.O.

Con. Pac. Ry.

Swift Current

GRO

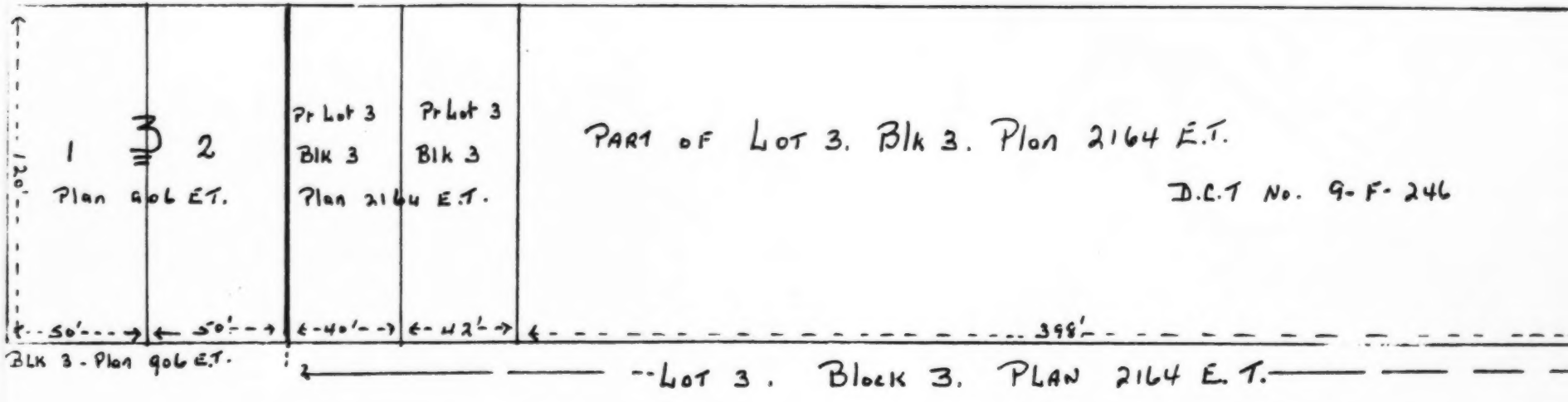

No.'s:
All measurements are given in feet and d
Portions registered under this plan are
orange lines and contain lots.
Standard iron posts established are sh
Measurements copied or deduced from p
plans are shown in purple.
Calculated dimensions are shown in blu
Original boundaries of Parcel A. regd pla
are shown in Green.
WOOSTOK PLAN 2464 E.T.
Area subd
in Pcl. A (excl X)
= 1.09 ac
PLAN
727 E.O
727 E.C.
X PLAN
1064 E.O
Nº 1064 E.O.
R
906 E.T.
Area
in Bl
= 2.
5 QBNOWSKI
REGº
5 QBNOWSKI
4 QBNOWSKI
Assumed N 11°15'E
Avenue
Railway
Reference Line
1
REG.
2
PLAN
STATION
REGº
PLAN
Swift Current North
GRO
Nº 1229 E.O

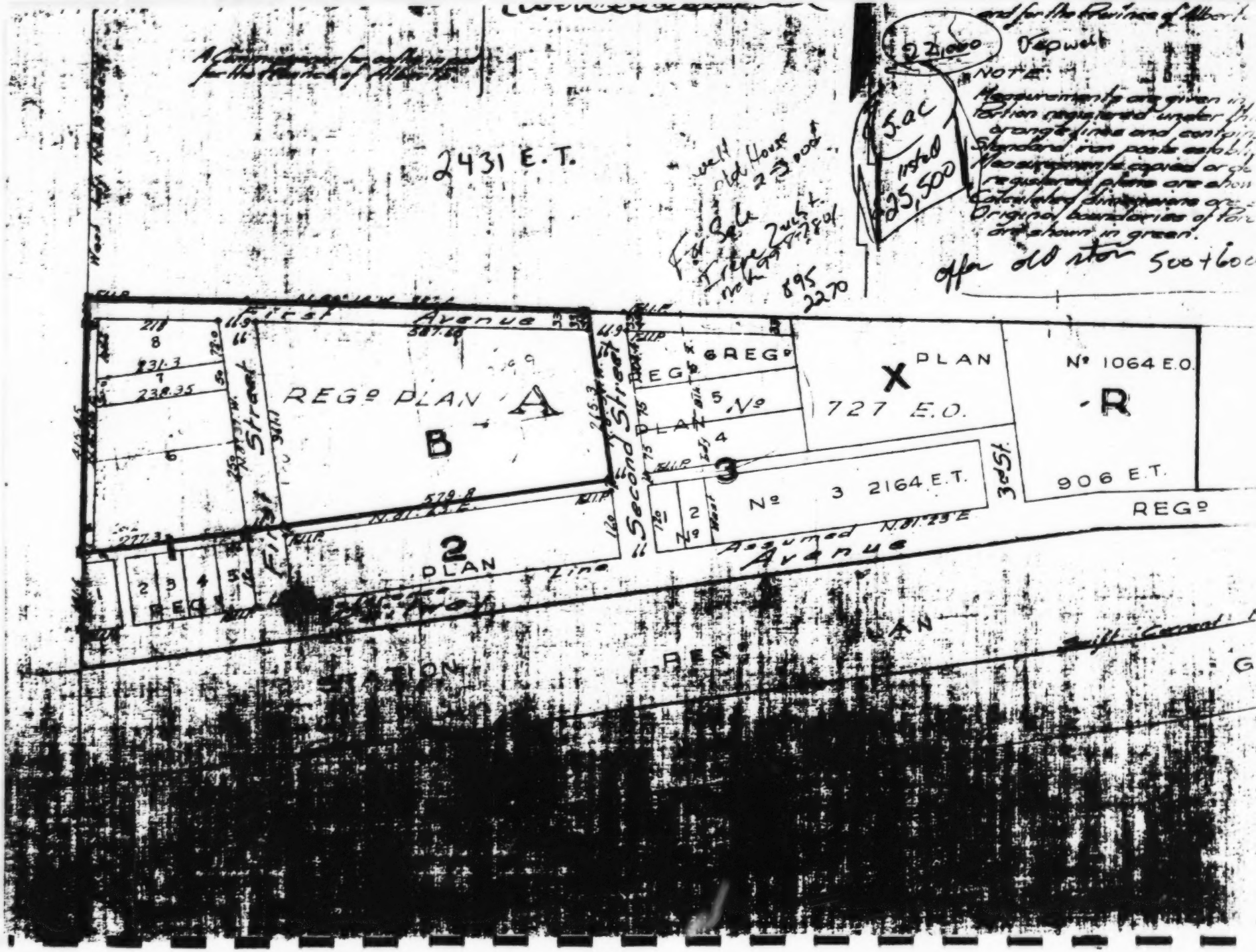

A.W. Clapperton
E.O. Thierwee
A Commissioner &c for Alberta
LUOSTOK PLAN 1064 E O
Note:
Measurements are given in feet
Railway registered under this plan
in orange lines and contain
Standard iron posts established
Measurements exposed or declu
reg. plans are shown in pu
Calculated dimensions are shown
Original boundaries of Parcel
T.T.E.O. are shown outlined in
Reservation for Dept of Public Works
219 ac
A
REG PLAN
T.T.E.O.
Railway
Avenue
5094
PLAN
REG
STATION
Area subdivided

WOSTOK.

TS 1+2 PLAN 906 E.T + LOT 3, BLK 3, PLAN 2164 E.T.

(NE 16-56-17-W4)




2431 E.T.
Fifth Avenue
REG° PLAN A
B
REG° PLAN X
727 E.O.
Nº 1064 E.O.
R
906 E.T.
Nº 3 2164 E.T.
Second Street
Third Street
Avenue
PLAN
REG°
Fifth Avenue
Swift Canal
5 ac
listed
25,500
Off old station
500+600
895
2270

LAND VALUES HAMLET OF WHITFORD

History: This is a very small hamlet, with most businesses closed except for an auto wrecker. County of Lamont owns a number of lots in this hamlet.

Sales Analysis:

Sale #1

Legal Description:	Lot 23,24,25, and 26 Block 2 Plan 1739E.O.
Lot Size:	23 - 25 are 30'x 110' each, 26 is 50'x 110'
Sale Price:	$6,500.
Sale Date:	April 1980
Time Adjustment:	-10%
Time Adjustment Sale Price:	$5,850.
Minus Improvements:	-$2,500.
Minus Water:	-$1,500.
Residual Land Value:	$1,850.
Four Lots Each:	$463.

Lot 26 is slightly larger Say $500

Lot 23,24, and 25 = $1,350. ÷ 3 = Say $450.

Sale #2

Legal Description:	Lot 4,5 Block 1 Plan 1739E.O.
Lot Size:	52' x 110' each
Estimated Price:	$500.
Time Adjustment:	-11%
Adjusted Estimated Price:	$445.
Per Lot - Say:	$225. per lot

In October of 1976 the County of Lamont requested that Edward Wacko A.A.C.I., appraise for tax recovery, all lots in the Hamlet of Whitford. The values arrived at were as follows:

Off Highway	Block 2	-	50' x 110' lots = $250.	(1)
Off Highway	Block 2	-	30' x 110' lots = 200.	(2)
On Highway	Block 2	-	30' x 110' lots = 250.	(3)
Short Lots Highway	Block 3	-	68' x 30' lots = 50.	(4)

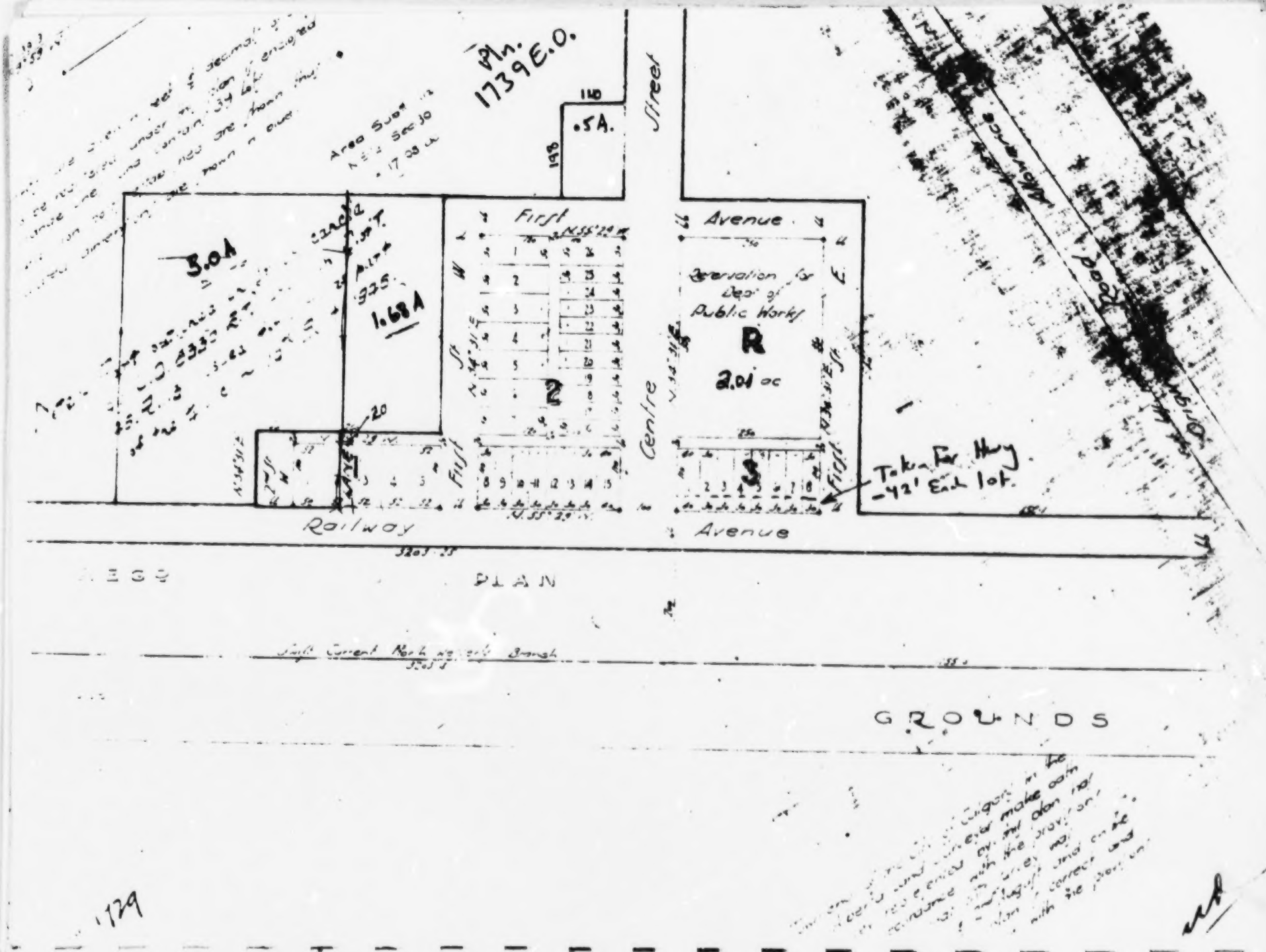
October 1976 to June 1979	=	+32% Time Adjustment
	=	$330. (1)
	=	264. (2)
	=	330. (3)
	=	66. (4)

Conclusions:

Sale #1 is based on a residual value, shaky at the best of times. This value must be tempered with sale #2 and appraisal updates.

Therefore:

			Market	Assessment
Off Highway	50' x 120' lots	=	$350.	$230.
	30' x 110' lots	=	250.	160.
On Highway	52' x 110' lots	=	350.	230.
	30' x 110' lots	=	300.	200.
	40' x 110' lots	=	320.	210.
	40' x 68' lots	=	120.	80.
	30; x 68' lots	=	100.	70.


Pl. 1739 E.O.
110
.5A.
198
Street
Area Sub
Sec 30
First
Avenue
Deviation for
Dept of
Public Works
R
2.01 ac
5.01
1.68 A
325
20
Centre
First
Alberta
Pool
Take For Hwy
-42' E. of lot.
Railway
Avenue
PLAN
GROUNDS
179

LAND VALUES HAMLET OF HILLIARD

History: This is one of the best hamlets located right on Highway 15 approximately 15 miles from Lamont. Main street is paved with curbs and gutters.

Sales Data:

Sale #1

Plan 1804E.O. Block 10 Lot 10 (50' x 125')
Sold July 1978 for $2,000. Mobile home moved on.

Sale #2

Plan 1804E.O. Block 10 Lot 8 & 9 - euate to 2 (50'x125')
Sold September 1978 for $2,128. Value estimated at $4,000.
Buildings removed.

Sale #3

Plan 425R Block 4 Lot 20
Sold June 1976 for $2,000. Old house, no value.

Sale #4

Plan 425R Block 2 Lots 17 - 23 each (50'x125')
Sold May 1979 for $14,000. or $2,000. per lot, on highway.

Sale #5

Plan 425R Block 4 Lot 19 (50' x 125')

Sold January 1977 for $4,000. Lumber storage on highway.

Sale #6

Plan 425R Block 2 Lots 11 & 12 (50'x125') each

Sold October 1979 for $2,450. Building scrap value $450.

2 lots at $1,000. each.

Sale #7

Plan 425R Block 2 Lot 2 & 3 (30' x 130') each

Sold April 1980 for $12,000. Old 3E3 with Garage $3,000. -
$4,000. value

Residual of $4,000. per lot.

Sale #8

Plan 425R Block 4 Lot 5 (30' x 130')

Sold May 1978 for $7,000. Building value estimate $3,000.

Residual value of $4,000. per lot.

For sale Antonuik Real Estate

Sale #9

Plan 425R Block 4 Lot 11 (50' x 125')

Sold August 1979 for $12,500. Building value estimate $6,000. - $10,000.

Residual value of $2,500. land only.

Sale #10

Plan 425R Block 3 Lots 22 & 23 (50' x 125') each

Sold July 1980 for $10,000. Building value estimate $1,000.

Residual value of each lot $4,500.

Sale #11

Plan 3889E.T. Block 12 Lot 1 (100' x 125')

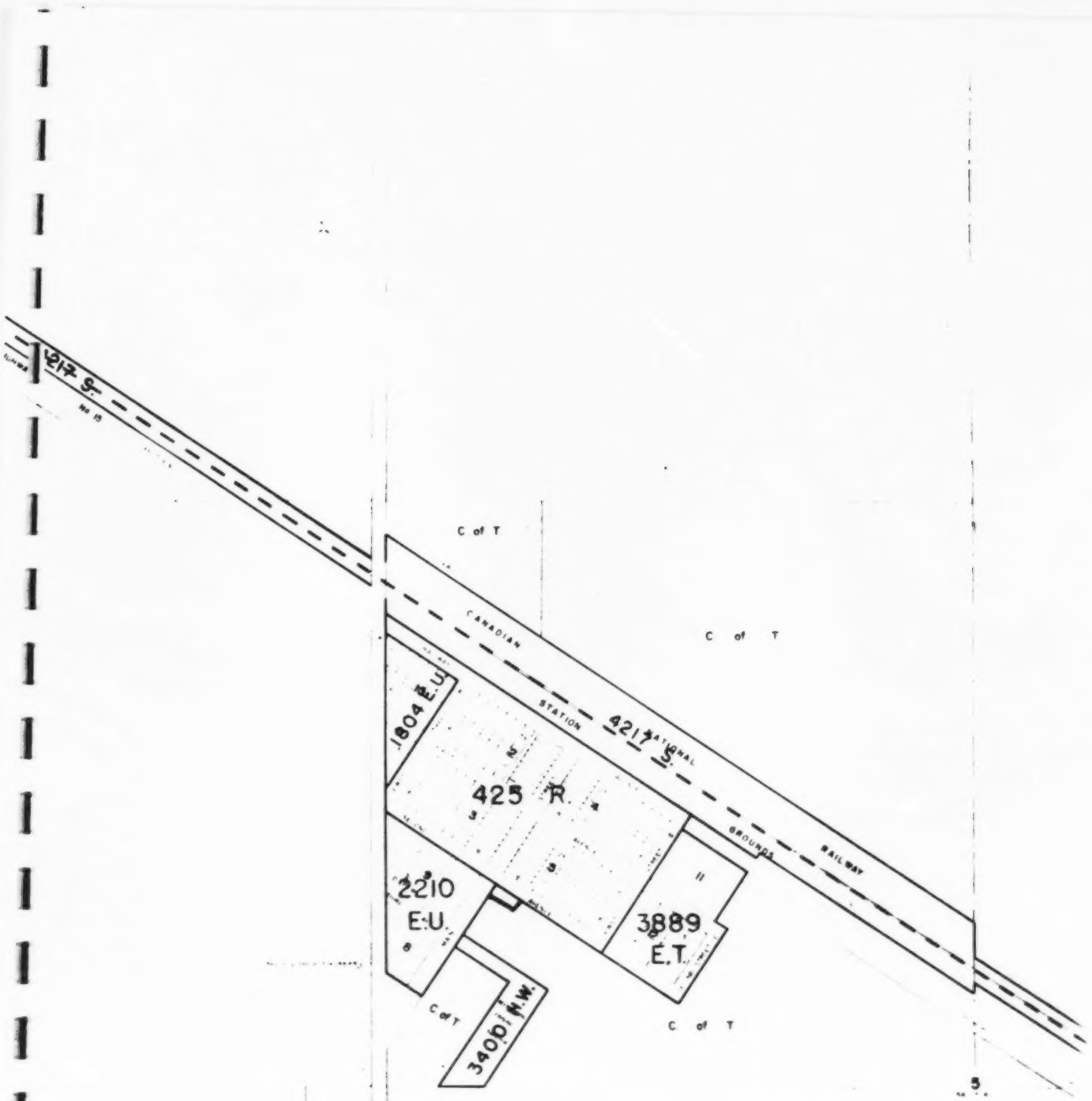
Listed May 1981 for $12,000. Building value estimate $2,000.

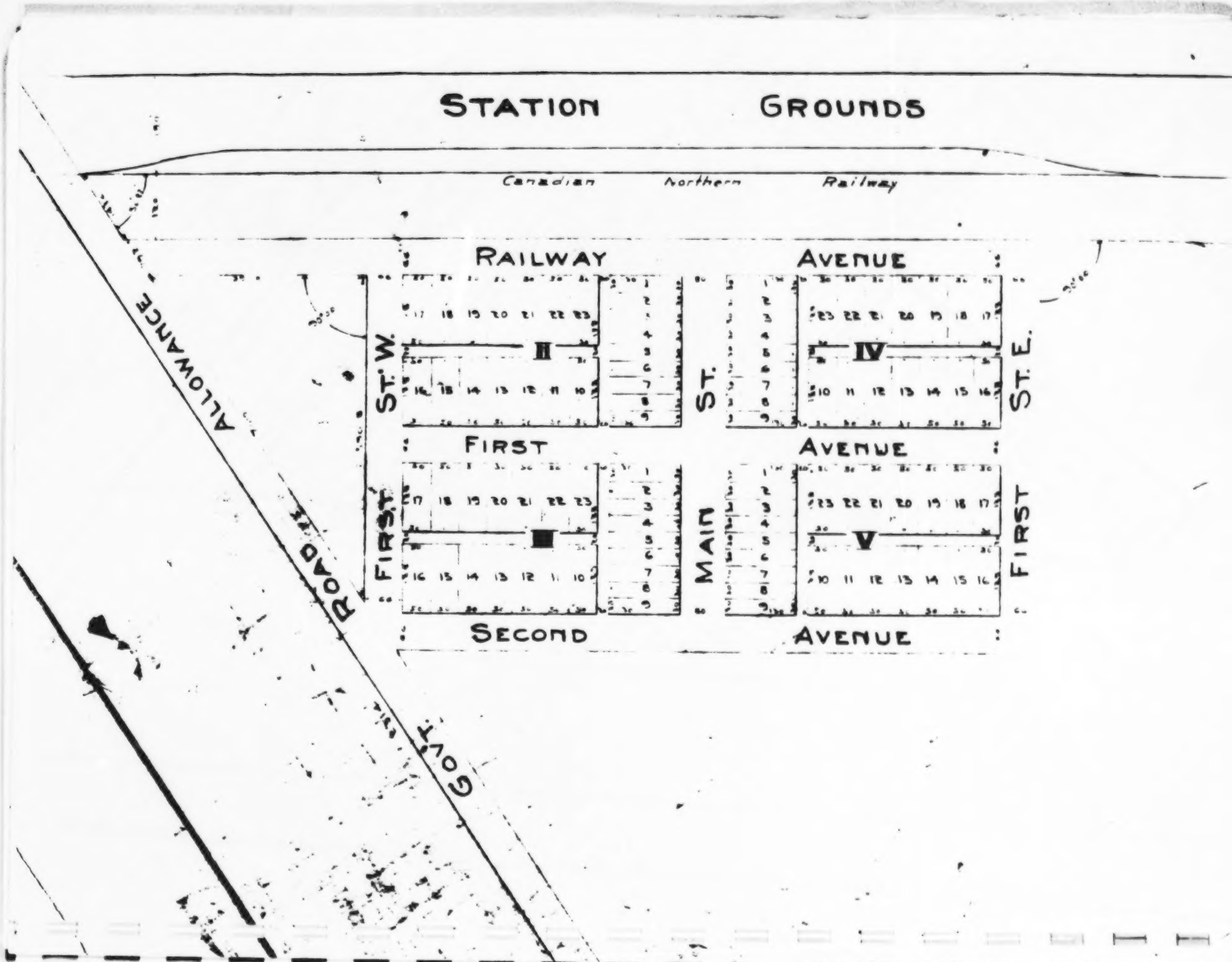
Residual value of each lot $5,000.

Conclusions:

Real estate values in this hamlet indicate a wide range in value, but the most reoccurring value is $2,000.; therefore this value is deemed appropriate for the 50' x 125' lots. The 30' x 130' lots on main street should be equated to these lots as the front street is paved thereby increasing value.

Market Value	Assessed Value
$2,000.	$1,300.


217 S.
C of T
CANADIAN
STATION
4217 S. NATIONAL
GROUNDS
RAILWAY
1804 E.U.
425 R.
2210
E.U.
3889
E.T.
C of T
3406 N.W.
C of T
C of T


STATION GROUNDS
Canadian Northern Railway
RAILWAY AVENUE
ST. W.
ST.
ST. E.
FIRST AVENUE
FIRST
MAIN
FIRST
SECOND AVENUE
II
IV
V
ALLOWANCE
ROAD
GOVT.

Portion of

STATION

Canadian

Railway

Napier

Detail A

Detail B

Allowance

First St.

Second St.

Third Ave.

Fourth Ave.

Main St.

Ave.

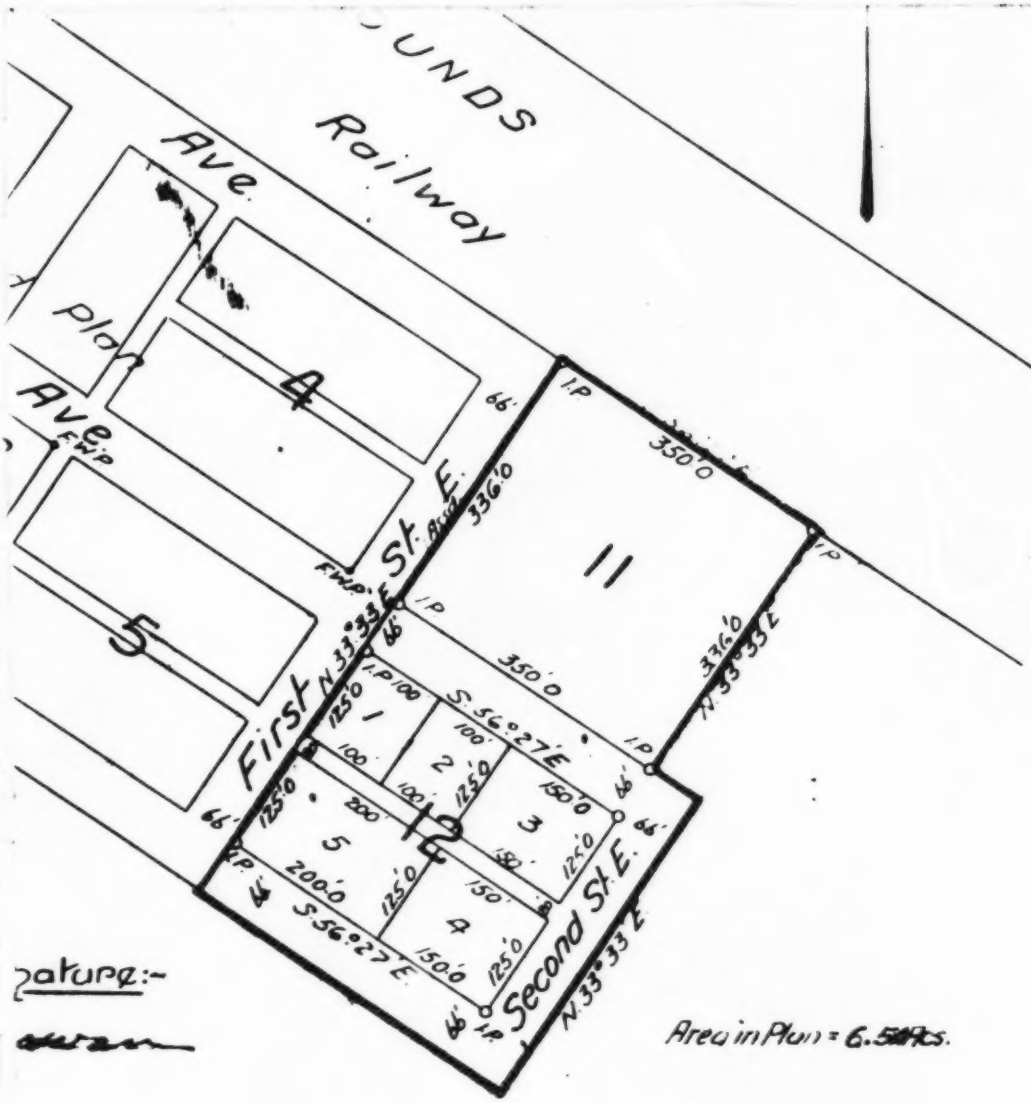
Registered Plan No 426 R.

Big Island

West Rd.

Street

672.0



Nature:-

Area in Plan = 6.58 Acs.

e Town of St. Paul

and did see John Kasperson
is personally known
rein, duly sworn and

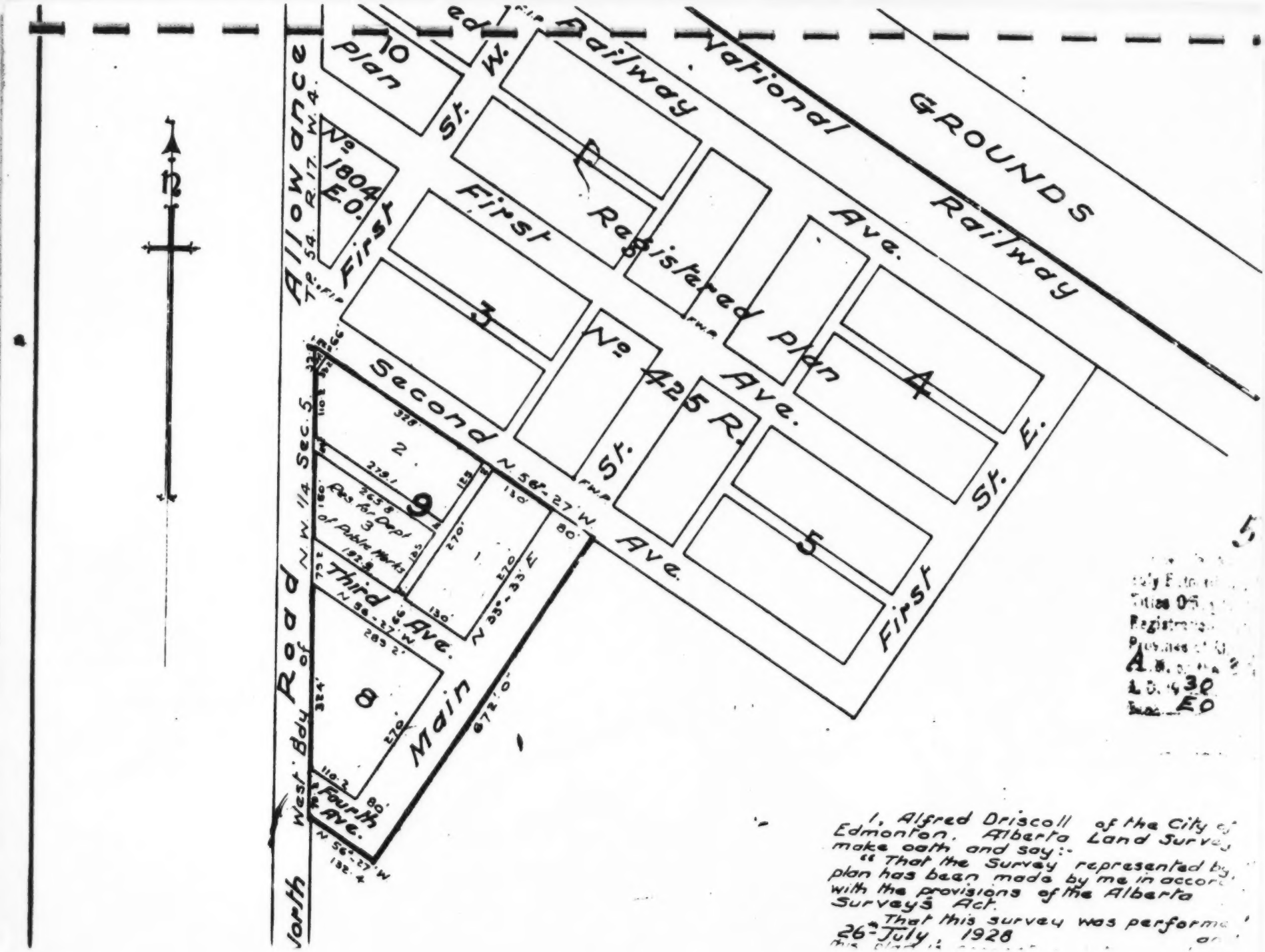
St. Paul, aforesaid.
witness thereto
vered he is in my
one years.

I, Reginald H Coutley of the City of Edmonton, Alberta Land Surveyor, make oath and say:- That the survey represented by this plan has been made by me in accordance with the provisions of the Alberta Surveys Act:- That this survey was performed on the 23rd day of August A.D. 1939 and that this plan is correct and true and is prepared in accordance with the provisions of the Land Titles Act.

Sworn before me at Edmonton in the Province of Alberta, this day of September, 1939

A Commissioner for Oaths.

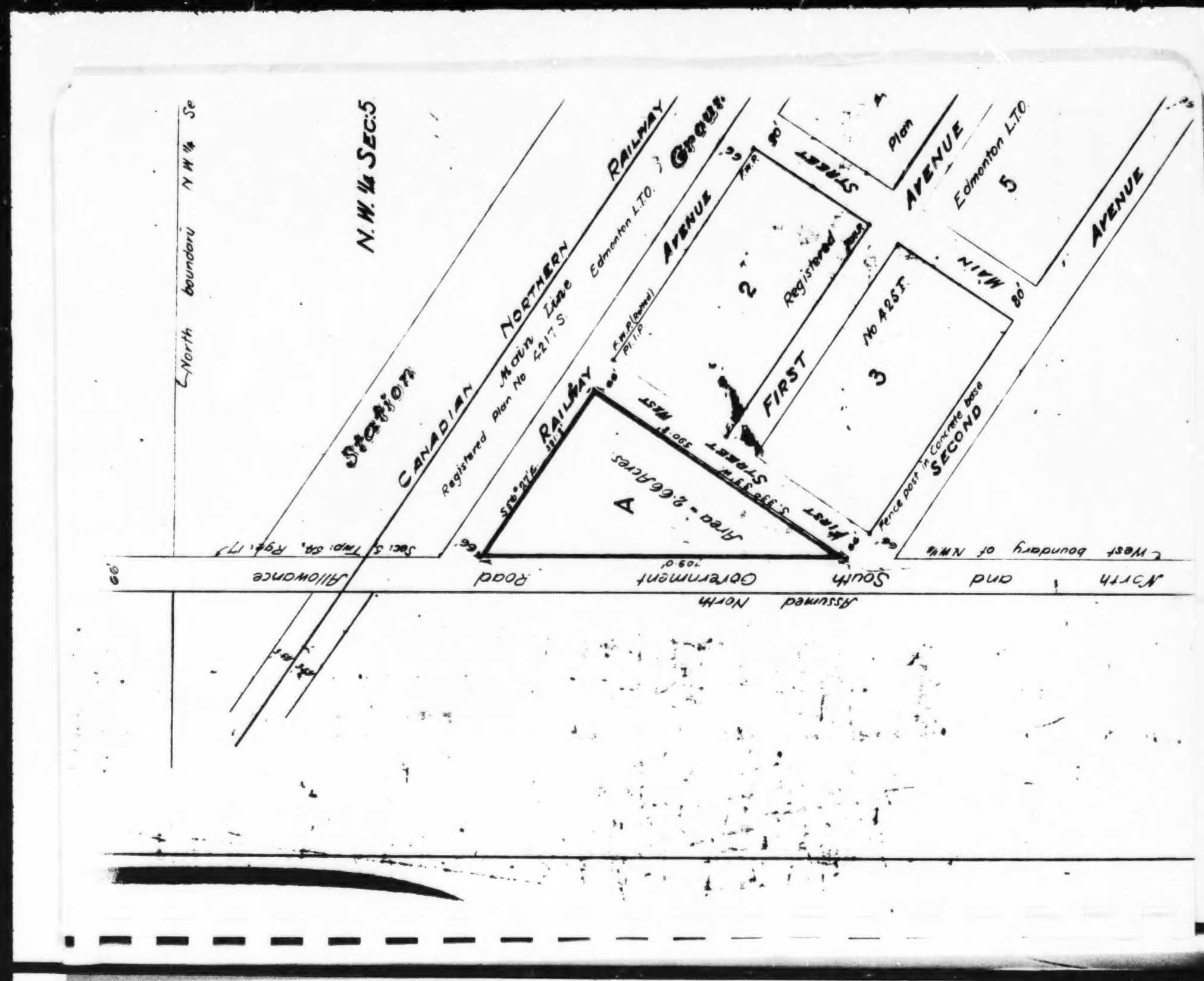
R. H. Coutley A.L.S.



I, Alfred Driscoll of the City of Edmonton, Alberta Land Surveyor make oath and say:-

"That the Survey represented by this plan has been made by me in accordance with the provisions of the Alberta Surveys Act.

That this survey was performed on the 26th July, 1928


N.W. ¼ SEC. 5
North boundary N.W. ¼ Sec.
CANADIAN NORTHERN RAILWAY
Station
Registered Plan No 4217 S.
Main Line Edmonton L.T.O.
Edmonton L.T.O.
Plan
STREET
AVENUE
AVENUE
AVENUE
MAIN
FIRST
SECOND
No 4215
Registered
Fence post in Concrete base
Area - 2.66 Acres
A
2
3
5
80'
50'
66'
99'
709.0'
590.1'
S. 39° 39' W.
Sec. 5 Twp. 54, Rge. 17
West boundary of N.W. ¼
North and South Government Road Allowance
Assumed North

POOR

QUALITY

ORIGINAL